

Sec. 4.15 CH - Heavy Commercial District

A. Purpose

The C-H Heavy Commercial District is established to protect and promote a suitable environment for those commercial uses that benefit from direct access to major streets or are located on major streets and thoroughfares that are classified as major arterial roads or interstate highways. Such uses commonly which generate loud noises and require large areas for open storage or generate substantial motor vehicle traffic.

B. Lot Development Standards

Table 4.15-1

Lot Dimensions	
Minimum Lot Area	10,000 sq. feet on sewer, 2 acres on septic
Minimum Lot Width	None
Minimum Lot Frontage	50' required on a major thoroughfare
Maximum Density	Depending on an approved development plan if residential is incorporated
Minimum Setbacks	
Principal Building	
Front	50' from the major thoroughfare applies to all structures including service areas and access drives. Front setbacks to the internal road network are recommended to be 0'
Side	15' if adjacent to non-residential district at external lot line 50' if adjacent to residential district at external lot line Internal side yard setbacks are recommended to be 0'
Rear	15' if adjacent to non-residential district 50' if adjacent to residential district
Accessory Building	
From Principal Structure	0'
Front	Not Permitted
Side	5' if less than 144 sf
Rear	15' if greater than 144 sf
Maximum Height	
Principal building on a major arterial and on a lot of one (1) acre or more	5 stories or 60 feet
Principal on any other thoroughfare	3 stories or 40 FT
Accessory	15'
Impervious Surface Coverage	100%, however open spaces and pedestrian gathering spaces are encouraged
Minimum Building Separation	20'
Maximum Floor Area	100,000 sf

C. Supplemental Regulations

1. Principle and Accessory use regulations shall be as established in Article 2, Use of Land and Structures and Article 3, Restrictions on Particular Uses.
2. Properties over five contiguous acres in size may be required to provide additional landscaping and buffering and may also be required to ensure appropriate connectivity to surrounding streets and pedestrian walkway systems.

D. Cross Reference Article 3

The references below are to sections of this Code that contain references specific to this zoning district.

1. Cross reference Article 3, Section 310 Standards for Office, Commercial and Industrial Uses
2. Cross reference Article 3, Section 313 Accessory Buildings, Uses and Structures.
3. Cross reference Article 3, section 331 for Gasoline Stations, Truck Stops, Heavy Truck Parking Facilities and convenience stores with fuel pumps

E. Cross Reference Article 4, Division V

1. Cross reference Article 4, Division V Section 4.28 for Minimum Lot Frontage requirements in general; Section 4.28(b) for Minimum Lot Frontage for large lots; and Section 4.28(d) for Street Frontage requirements.
2. Cross reference Article 4, Division V, Section 4.30 for Non-Residential Density and Lot Area Requirements.
3. Cross reference Article 4, Division V, Section 4.31 for Minimum Lot Size requirements for septic tanks.
4. Cross reference Article 4, Division V, Section 4.32 (a-b) for Minimum Lot Width requirements.
5. Cross reference Article 4, Division V, Section 4.33 (a-b) for Minimum setback requirements for principle buildings.
6. Cross reference Article 4, Division V, Section 4.34 for Minimum setback requirements for accessory buildings.
7. Cross reference Article 4, Division V, Section 4.36 (a-b) for Maximum Building and Structure Height requirements.
8. Cross reference Article 4, Division V, Section 4.37 (a-e) for Solar Energy Equipment requirements.
9. Cross reference the Douglas County Standard Design Details Supplemental Appendix for additional information on lot design in the Heavy Commercial (CH) District.