

<p>LC Light Commercial District</p>				
<p>1. Purpose</p>				
<p>The purpose of the Light Commercial (LC) District is to provide <i>lands</i> for light commercial <i>uses</i> such as offices, banks, restaurants, and lower intensity retail sales and services <i>uses</i>. Permitted <i>uses</i> are generally auto-oriented and easily accessed.</p>				
<p>2. Allowable Principal Uses</p>				
USE CLASSIFICATION/TYPE		USE-SPECIFIC CONDITIONS	MINIMUM NUMBER OF OFF-STREET PARKING SPACES	
<p>Residential Uses</p>				
<i>Family Compound</i>	PC	Sec. 16-4-102.B.1.e	2 per du	
<i>Family Subdivision</i>	PC	Sec. 16-4-102.B.1.f	2 per du	
<i>Group Living</i>	P		1 per 3 rooms	
<i>Mixed-Use</i> ³	PC	Sec. 16-4-102.B.1.a	Residential	1.125 per du
			Nonresidential	1 per 650 GFA

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<i>Multifamily</i>	P		1 bedroom	1.4 per du
			2 bedroom	1.7 per du
			3 or more bedrooms	2 per du
<i>Recreational Vehicle</i>	PC	16-4-102.B.1.c	1 per <i>Recreational Vehicle</i>	
<i>Recreational Vehicle (RV) Park</i>	P		1 per 300 GFA of office and clubhouse	
<i>Single-Family</i>	P		2 per du + 1 per 1,250 GFA over 4,000 GFA	
<i>Workforce Housing</i>	PC	Sec. 16-4-102.B.1.D	See Sec. 16-5-107.D.2	
Public, Civic, Institutional, and Educational Uses				
<i>Community Service Uses</i>	P		1 per 400 GFA	
<i>Education Uses</i>	P		Colleges and High Schools	10 per classroom
			Elementary and Junior High/Middle Schools	4 per classroom
			Other <i>Education Uses</i>	See Sec. 16-5-107.D.2

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<i>Government Uses</i>	P		Fire Stations	4 per bay + 1 per 200 GFA of office area
			Other	1 per 200 GFA of office area
<i>Major Utilities</i>	SE		1 per 1,500 GFA	
<i>Minor Utilities</i>	P		n/a	
<i>Public Parks</i>	P		See Sec. 16-5-107.D.2	
<i>Religious Institutions</i>	P		1 per 3 seats in main assembly area	
Telecommunication Antenna, Collocated or Building Mounted	PC	Sec. 16-4-102.B.2.e	n/a	
<i>Telecommunication Towers, Monopole</i>	PC	Sec. 16-4-102.B.2.e	1	
Health Services				
<i>Other Health Services</i>	P		1 per 225 GFA	
Resort Accommodations				
<i>Hotels</i>	P		1 per guest room	
Commercial Recreation				

<p>LC Light Commercial District</p>				
<p><i>Indoor Commercial Recreation Uses</i></p>	<p>P</p>		<p>1 per 3 <i>persons</i> + 1 per 200 GFA of office or similarly used area</p>	
<p><i>Outdoor Commercial Recreation Uses</i> Other than <i>Water Parks</i></p>	<p>PC</p>	<p>Sec. 16-4-102.B.5.b</p>	<p>Golf Courses, Miniature Golf Courses, or Driving Ranges</p>	<p>1 per tee</p>
			<p>Stadiums</p>	<p>1 per 4 spectator seats</p>
			<p>Other</p>	<p>1 per 3 <i>persons</i> max. occupancy + 1 per 200 GFA of office or similarly used area</p>
<p>Office Uses</p>				
<p><i>Contractor's Office</i></p>	<p>PC</p>	<p>Sec. 16-4-102.B.6.a</p>	<p>1 per 350 GFA of office/administrative area</p>	
<p><i>Other Office Uses</i></p>	<p>P</p>		<p>1 per 350 GFA</p>	
<p>Commercial Services</p>				

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<i>Animal Services</i>	PC	Sec. 16-4-102.B.7.b	1 per 225 GFA
<i>Bicycle Shops</i>	PC	Sec. 16-4-102.B.7.c	1 per 200 GFA
<i>Convenience Stores</i>	PC	Sec. 16-4-102.B.7.d	1 per 200 GFA
<i>Eating Establishments</i>	P		1 per 100 sf of <i>gross floor area</i> and outdoor eating area
<i>Grocery Stores</i>	P		1 per 200 GFA
<i>Landscape Businesses</i>	PC	Sec. 16-4-102.B.7.f	1 per 200 GFA
<i>Liquor Stores</i>	SE	Sec. 16-4-102.B.7.g	1 per 200 GFA
<i>Nightclubs or Bars</i>	PC	Sec. 16-4-102.B.7.h	1 per 70 GFA
<i>Open Air Sales</i>	PC	Sec. 16-4-102.B.7.i	1 per 200 sf of sales/display area
<i>Shopping Centers</i>	PC	Sec. 16-4-102.B.7.j	1 per 335 GFA
<i>Tattoo Facilities</i>	PC	Sec. 16-4-102.B.7.k	1 per 200 GFA

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<i>Other Commercial Services</i>	P		See Sec. 16-5-107.D.2
Vehicle Sales and Services			
<i>Auto Rentals</i>	P		See Sec. 16-5-107.D.2
<i>Auto Repairs</i>	PC	Sec. 16-4-102.B.8.b	2 per service bay + 1 per 200 GFA of office and waiting area
<i>Auto Sales</i>	P		See Sec. 16-5-107.D.2
<i>Car Washes</i>	P		10 per wash unit for automatic wash + 5 per bay for manual wash
<i>Gas Sales</i>	PC	Sec. 16-4-102.B.8.d	
<i>Taxicab Services</i>	P		1 per 200 GFA of office or waiting area
<i>Watercraft Sales, Rentals, or Services</i>	PC	Sec. 16-4-102.B.8.e	1 per 200 GFA
Industrial Uses			
<i>Light Industrial, Manufacturing, and Warehouse Uses</i>	PC	Sec. 16-4-102.B.9.a	1 per 1,300 GFA of indoor storage or manufacturing area + 1 per 350 GFA of office and administrative area

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<i>Self-Service Storage</i>	PC	Sec. 16-4-102.B.9.c	1 per 15,000 GFA of storage and office area	
<i>Waste Treatment Plants</i>	SE		See Sec. 16-5-107.D.2	
<i>Wholesale Sales</i>	P		1 per 1,000 GFA	
Other Uses				
<i>Agriculture Uses</i>	P		Stables or Riding Academies	1 per 5 stalls
			Other	n/a
3. Development Form Standards				
MAX. DENSITY (PER NET ACRE)			LOT COVERAGE	
Residential ⁴	4 du		Max. <i>Impervious Cover</i>	60%
<i>Hotel</i>	35 rooms		Min. <i>Open Space</i> for Major Residential <i>Subdivisions</i>	16%
Nonresidential ^{1,2}	10,000 GFA			
MAX. BUILDING HEIGHT				
All <i>Development</i>	45 ft			
USE AND OTHER DEVELOPMENT STANDARDS				

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See Chapter 16-4: Use Standards, Chapter 16-5: Development and Design Standards, and Chapter 16-6: Natural Resource Protection.

TABLE NOTES:

P = Permitted by Right; PC = Permitted Subject to Use-Specific Conditions; SE = Allowed as a Special Exception; du = *dwelling units*; sf = square feet; GFA = *gross floor area* in square feet; ft = feet; n/a = not applicable

1. The *gross floor area* per *building* shall be 20,000 square feet for *buildings* devoted to *Commercial Services* or *Industrial Uses*.
2. Each *building* shall be separated by a minimum of 15 feet.
3. The minimum number of off-street parking spaces for *mixed-use development* that contains *workforce housing* shall be calculated based on Section 16-5-107.D.2.
4. For *development* that converts nonresidential square footage to residential *use* refer to Sec. 16-10-102.B.1.