

Comparison of City and County Zoning Requirements for County Commercial General & City Highway Commercial Zoning Classifications

BASIC DEVELOPMENT REQUIREMENTS	County Commercial General	City Highway Commercial
Minimum lot area	12,000	20,000
Minimum lot width	100 feet	50 feet at building line
Minimum street frontage	None	35 feet of public right-of-way
Minimum front yard Setback	25 Feet	10 Feet
Maximum front yard setback	None	25 feet
Minimum side yard setback-Interior	None	5 feet
-abutting a street	20 feet	10 feet
-abutting a lot	10 feet	25 feet
-abutting a road	25 feet	10 feet
Accessory structure setback	Same as primary structures	5 feet
Waterfront Setback	None	25 feet
Frontage build-out	None	70% of street face
Maximum height	60 feet	35 feet (2 stories max)
Maximum lot coverage	50%	None
Maximum impervious area	None	70%
PARKING	1 space for 200 square feet of floor space	1 space for 250 square feet of floor space
LANDSCAPING		
Parking lot perimeter	3 tree & 13 shrubs per 105 linear feet of ROW frontage, a 3' high wall or berm may be substituted for required shrubs	4 trees and 35 shrubs per 100 linear feet of parking lot perimeter (all sides not abutting a building)
Parking islands	1 tree per parking island	1 tree & 10 shrubs per 200 square feet of parking island area
Building Perimeter	None	1 tree & 10 shrubs per 1,000 sqft of building area
Street tree canopy	None	3 trees per 100 linear feet of ROW frontage
SIGNS		
Ground Sign	1 freestanding sign per ROW frontage 150 square foot maximum	1 Ground sign 15 foot maximum height & 64 square feet maximum sign area
Wall Sign(s)	300 square feet maximum per sign, no limit to number of signs	1 square foot per linear foot of building street frontage

ARCHITECTURAL PROVISIONS		
Pedestrian facilities	None	Pedestrian Sidewalks required
Bicycle Parking	None	Required
Screening Mechanical Equipment		All equipment (a/c, generators, etc) to be located in the rear or side yard and screened from off-site view by an opaque landscape screen or architecturally compatible fence or wall, or combination thereof.
		Rooftop equipment enclosed materials to match building
Location of Parking Areas	None	Parking located to rear and/or side of building
Screening of Parking Areas from streets	Per Landscape Code	Parking to be screened from ROW by any combination of two of the following: pedestrian plazas, landscaping, architectural treatments such as an arcade or colonnade
Garbage Enclosures		Trash containers located within a gated enclosure constructed of material architecturally compatible with the primary structure and located in the rear parking area
Façade Materials	None	Building walls to be brick, cast concrete, stucco, stone, other materials similar in appearance & durability. Accessory buildings shall be clad in materials similar in appearance to the principal structure.
Street Façade Openings	None	At least 50% of the street level frontages shall be in windows or doorways. Mirrorized glass is not permitted.
		No frontage wall shall remain unpierced by a window or functional general access doorway for more than 16 feet.

Design Treatments

None

A change in roof design, doors, window rhythm and articulation & building materials & textures shall be required every 150 feet along a building's street frontage. Minimum spacing between the same architectural composition shall be 300 feet.

- Buildings shall incorporate a minimum of 7 of the following design treatments:
- a. Canopies or portico integrated with the building's massing & style
 - b. Overhangs a minimum of three feet
 - d. Sculptured artwork
 - e. Raised cornice or building banding with a minimum of two reliefs
 - f. Peaked roof forms
 - g. Consistent pattern of arches
 - h. Consistent rhythm of display windows
 - i. Ornamental and structural architectural details, other than cornices; which are integrated into the building structure and overall design.
 - j. Projected and covered entry a minimum of 5 feet in width
 - k. Metal or tile roof as the dominant roof material
 - l. Decorative landscape planters, a minimum of five feet wide, and areas for shaded seating consisting of a minimum of 100 square feet.
 - m. Integration of specialty pavers, or stamped concrete along a minimum of 60 percent of on-site walkway area
 - n. Water elements must have a minimum of 150 square feet in area

Review and Approval Process		
		scheduled twice monthly or on an as needed basis for time critical projects
Pre-application - Design Studio	none	
Application Submittal		
Fees per application	\$930.00	\$1,500.00
Major Modification	\$930.00	\$0.00
Minor Modification	\$400.00	\$0.00
Time Extension	\$85.00	\$500.00
Review Re-submittal	\$485.00	\$0.00
Review Administration: retained from application fee refunded for a withdrawn application	\$185.00	\$0.00
Sufficiency Review	Up to 10 working days	N/A
	Maximum 3 weeks (may be eliminated in favor of a "single comprehensive review"	N/A
Preliminary Site Plan Review		
Final Site Plan Review	Maximum 3 weeks	Maximum 4 weeks