

**TABLE 9-6-2  
 DIMENSIONAL REQUIREMENTS FOR  
 NONRESIDENTIAL ZONING DISTRICTS**

<b>BUILDING AND SITE REQUIREMENTS</b>	<b>O-I</b>	<b>N-B</b>	<b>C-B</b>	<b>R-B</b>	<b>G-B</b>	<b>L-I</b>	<b>H-I</b>
Minimum site area to rezone to this district (square feet except as shown)	15,000	15,000	None	4 acres	15,000	15,000	15,000
Maximum building coverage (percent of lot area)	50%	50%**	None	50%	60%	70%	70%
Maximum impervious surface coverage (percent of lot area)	75%	75%	None	80%	80%	85%	85%
Minimum landscaped open space for non-single-family residential use (percent of lot area)	20%	20%	None	15%	10%	5%	5%
Minimum road frontage (feet)	40	40	40	40	40	40	40
Minimum lot width, all uses (feet)	75	75	None	100	100	100	100
Minimum lot size, detached single-family dwelling (square feet)	15,000	15,000	None	NP	NP	NP	NP
Minimum lot size, two-family dwelling (square feet)	30,000	30,000	NP	NP	NP	NP	NP
Minimum lot size, all other permitted uses (square feet)	15,000	15,000	None	15,000	15,000	15,000	15,000
Maximum residential density for residential uses	12.0 dwelling units per acre	12.0 dwelling units per acre	2.0 floor-area ratio	NP	NP	NP	NP
<b>HEIGHT REQUIREMENTS</b>	<b>O-I</b>	<b>N-B</b>	<b>C-B</b>	<b>R-B</b>	<b>G-B</b>	<b>L-I</b>	<b>H-I</b>
Maximum height (feet)	60	60	120	75	75	75	120
Maximum height (number of stories)	4	4	8	5	5	5	5
<b>PRINCIPAL BUILDING SETBACKS AND BUFFERS</b>	<b>O-I</b>	<b>N-B</b>	<b>C-B</b>	<b>R-B</b>	<b>G-B</b>	<b>L-I</b>	<b>H-I</b>
Front setback, all streets, minimum (feet)	30	40	None	40	40	30	40
Side setback, minimum (unless otherwise specified) (feet)	None	None	None	None	None	None	None
Rear setback, minimum (unless otherwise specified) (feet)	None	None	None	None	None	None	None
Side or rear setback abutting RR r/w or alley, minimum (feet)	25	15	None	15	None	None	None

	O-I	N-B	C-B	R-B	G-B	L-I	H-I
Side or rear vegetative/structural buffer* and building setback when abutting R-I-A, R-I, N-C, R-II or R-O districts	25	25	10	25	35	50	100
Side or rear vegetative/structural buffer* and setback when abutting O-I, N-B, R-B, C-B, G-B districts	None	None	None	None	None	10	10
Corps of Engineers property line (unless otherwise specified) (feet)	-	-	-	-	-	-	-
<b>ACCESSORY BUILDING SETBACKS AND BUFFERS</b>	<b>O-I</b>	<b>N-B</b>	<b>C-B</b>	<b>R-B</b>	<b>G-B</b>	<b>L-I</b>	<b>H-I</b>
	Shall meet the principal building setback and buffer standards unless otherwise specified within Chapter 9-10-7 of this Unified Land Development Code.						
Corps of Engineers property line (unless otherwise specified) (feet)	-	-	-	-	-	-	-
<b>LANDSCAPE STRIPS</b>	<b>O-I</b>	<b>N-B</b>	<b>C-B</b>	<b>R-B</b>	<b>G-B</b>	<b>L-I</b>	<b>H-I</b>
Minimum landscape strip required along right-of-ways for any non-single-family residential use (width in feet)	10	10	None	10	10	10	10
Minimum landscape strip required along side property lines for any non-single-family residential use (width in feet)	10	10	None	None	None	None	None
Minimum landscape strip required along right-of-way of existing street for any residential subdivision involving a new street with more than five lots (along that part of the frontage not used for the new street). Plantings within landscape strips shall not obstruct sight visibility triangle easements.	20	20	N/A	N/A	N/A	N/A	N/A

NP = Not Permitted

\* Required zoning buffers may be reduced in width with installation of a structural buffer as provided in Chapter 9-16-2-6 of this Unified Land Development Code.

\*\* Within the N-B zoning district, no individual establishment shall exceed 50,000 square feet of gross floor area total or 18,000 square feet of gross floor area on the ground level floor.