



**3.05.04. Nonresidential and Special Zoning District Dimensional Regulations Chart**

Regulation	LR, Local Retail	GB, General Business	HC, Highway Commercial	I, Industrial	FP, Floodplain	L, Lakefront	TC, Town Center
<b>Lot Dimensions</b>							
Minimum Lot Area	30,000 Square Feet / 25,000 Square Feet when adjacent to a non-arterial road	30,000 Square Feet / 1 acre when adjacent to US 80	1 acre (43,560 Square Feet)	1 acre (43,560 Square Feet)	N/A	10 Acres (435,600 Square Feet)	2 Acres (87,120 Square Feet)
Minimum Lot Width	150 Feet / 125 Feet when adjacent to a non-arterial road	150 Feet / 200 Feet when adjacent to US 80	200 Feet	200 Feet / 150 Feet when adjacent to Aston Drive	N/A	600 Feet	250 Feet
Minimum Lot Depth	200 Feet	200 Feet	200 Feet	200 Feet	N/A	600 Feet	250 Feet
<b>Yard Setback Dimensions</b>							
Minimum Front Yard Setback	50 Feet	50 Feet	40 Feet	40 Feet	50 Feet	50 Feet	50 Feet
Minimum Side Yard Setback	25 Feet/50 Feet when adjacent to Residential Zoning District	25 Feet/50 Feet when adjacent to Residential Zoning District	25 Feet/50 Feet when adjacent to Residential Zoning District	25 Feet/50 Feet when adjacent to Residential Zoning District	N/A	25 Feet	25 Feet
Minimum Rear Yard Setback	25 Feet/50 Feet when adjacent to Residential Zoning District	25 Feet/50 Feet when adjacent to Residential Zoning District	25 Feet/50 Feet when adjacent to Residential Zoning District	25 Feet/50 Feet when adjacent to Residential Zoning District	N/A	25 Feet	25 Feet
<b>Structure Height</b>							
Maximum Height (feet)*	40 Feet/Height shall not exceed a 1 to 3 slope when adjacent to Residential Zoning District	40 Feet/Height shall not exceed a 1 to 3 slope when adjacent to Residential Zoning District	60 Feet/Height shall not exceed a 1 to 3 slope when adjacent to Residential Zoning District <b>45 Feet-65 Feet**</b>	100 Feet/Height shall not exceed a 1 to 3 slope when adjacent to Residential Zoning District <b>60 Feet-100 Feet***</b>	40 Feet	40 Feet	40 Feet
<b>Building Area Coverage</b>							
Maximum Building Area Coverage (all buildings)	35%	40%	50%	75%	N/A	25%	25%
<b>Floor Area Ratio</b>							
Maximum Floor Area Ratio	50%	100%	150%	400%	N/A	50%	50%

\*The following structures shall be exempt from the maximum height requirement: chimneys, cooling towers, elevator bulkheads, tanks, water towers, radio and television towers, ornamental cupolas, domes or spires, and parapet walls not exceeding four (4) feet in height.

\*\*Any structure above 45 feet in height shall require a Specific Use Designation (SUD).

\*\*\* Any structure above 60 feet in height shall require a Specific Use Designation (SUD).