

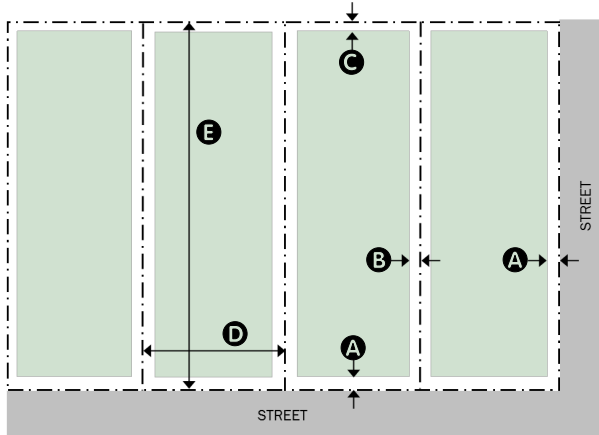
| | |
|--------------------------------|---|
| Purpose & Administration | 1 |
| Zone Districts | 2 |
| Use Definitions & Standards | 3 |
| Development & Design Standards | 4 |
| Signs | 5 |
| Subdivision Standards | 6 |
| Development Process | 7 |
| Rules & Definitions | 8 |

221 ZONE DISTRICT: COMMERCIAL OAK - TWO

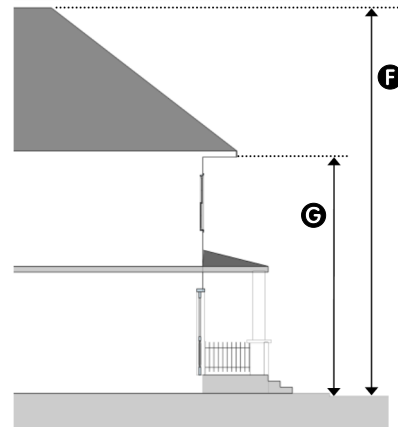
221.A Purpose

The Commercial Oak zone districts are intended to provide areas along Oak Street for low-intensity commercial uses, such as office and limited retail and service. These zone districts are also intended to provide for vertical and horizontal mixed-use development that incorporates residential densities and forms compatible with permitted commercial uses. Commercial Oak accommodates uses and development that are complementary to and compatible with the surrounding neighborhood in terms of scale and intensity, as well as provide a buffer or transition between the Commercial Old Town zone district and the Old Town residential neighborhood.

221.B Dimensional Standards (See below.)



- Property Line
- Building Envelope



| Building Placement | | |
|--------------------|---------------------------------|----------|
| Lot Line Setbacks | | |
| Front | | A |
| Principal Building | 0' min. 30' max. | |
| Accessory Building | 0' min. | |
| Side | | B |
| Principal Building | 10' min. | |
| Accessory Building | 5' min. | |
| Rear | | C |
| Principal Building | 10' min. | |
| Accessory Building | 5' min. | |
| Lot Size | | |
| Width ¹ | 25' min. 100' max. | D |
| Depth ¹ | no min. | E |
| Area | 3,000 sf min. 14,000 sf max. | |

| Building Form | | |
|------------------------------|-----------|----------|
| Building Height ¹ | | |
| Principal Building | | |
| Overall Height | 46' max. | F |
| Average Plate Height | 24' max. | G |
| Accessory Building | | |
| Overall Height | 46' max. | F |
| Average Plate Height | 24' max. | G |
| Other Standards | | |
| Building Intensity | | |
| Lot Coverage | 50% max. | |
| Floor Area Ratio | 100% max. | |
| Density ² | | |
| Dwelling Units per Lot | no max. | |

¹ The above graphics are not intended to illustrate how building height, lot width, or lot depth is measured. Refer to [Section 801](#) for rules of measurement.

² Manufactured homes are prohibited.

