

Table 4-2: Standards for Nonresidential Uses by District

District	Uses	Maximum FAR	Maximum ISR	Minimum Site Area ²	Minimum Lot Width ³
<i>Residential Estate (RE)</i>					
	Agriculture/Nurseries	na	0.05	3 ac.	none
	Agriculture Support	0.25	0.50	1 ac.	none
	Institutional	0.25	.50	3ac.	none
	Recreation Rental	0.01	0.10	3 ac.	none
	Recreation	0.02	0.40	3 ac.	none
	Public Service ²	0.20	0.50	3 ac.	none
	Conditional Use	0.12	0.30	3 ac.	none
	All Other Uses	0.15	0.30	3 ac.	none
<i>Office-Institutional (O-I)</i>					
	Institutional	.75	.85	40,000 sf.	100'
	Office	.75	.85	40,000 sf.	100'
	Commercial & Entertainment	.40	.60	None	75'
	Recreational	.10	.40	10,000 sf.	none
	Public Service ²	.35	.60	7,500 sf.	75'
	Conditional Use	.50	.70	40,000 sf.	100'
	All Other Uses	.70	.65	20,000 sf.	100'
<i>Neighborhood Business (NB)</i>					
	Office	.50	.60	20,000 sf.	75'
	Commercial & Entertainment	.40	.70	None	75'
	Road Service	.35	.70	30,000 sf.	100'
	Shopping Center	.40	.60	3 ac.	100'
	Recreational	.10	.40	10,000 sf.	none
	Public Service ²	.35	.60	7,500 sf.	75'
	Conditional Uses	.50	.70	40,000 sf.	100'
	All Other Uses	.70	.65	20,000 sf.	100'

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District	Uses	Maximum FAR	Maximum ISR	Minimum Site Area ²	Minimum Lot Width ³
<i>General Business (GB)</i>					
	Nurseries	.05	.50	80,000 sf.	none
	Institutional	.60	.70	30,000 sf.	75'
	Office	.60	.70	30,000 sf.	75'
	Commercial & Entertainment	.40	.80	None	75'
	Road Service	.35	.80	30,000 sf.	100'
	Shopping Center	.40	.70	3ac.	100'
	Commercial Support	.50	.70	40,000 sf.	100'
	Recreational	.10	.40	15,000 sf.	none
	Public Service ²	.35	.70	7,500 sf.	75'
	Conditional Uses	.50	.80	40,000 sf.	100'
	All Other Uses	.70	.75	20,000 sf.	100'
<i>Highway Commercial (HC)</i>					
	Agricultural Support	.40	.70	20,000 sf.	75'
	Nurseries	.05	.50	40,000 sf.	None
	Office Uses	.60	.70	30,000 sf.	75'
	Road Service	.35	.90	30,000 sf.	100'
	Recreational	.10	.40	30,000 sf.	None
	Public Service ¹	.35	.80	7,500 sf.	75'
	Conditional Uses	.50	.90	40,000 sf.	75'
	All Other Uses	.35	.90	30,000 sf.	100'
<i>Leisure Commercial (LC)</i>					
	Commercial & Entertainment	.40	.80	None	75'
	Road Service	.35	.80	30,000 sf.	100'
	Shopping Center	.40	.60	3 ac.	100'
	Commercial Support	.50	.70	40,000 sf.	100'
	Recreational Rental	See Section 409 (I) for RV Parks			
	Recreational	.10	.40	15,000 sf.	none
	Public Service ¹	.35	.70	7,500 sf.	75'
	Conditional Uses	.50	.80	40,000 sf.	100'
	All Other Uses	.70	.75	30,000 sf.	100'

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District	Uses	Maximum FAR	Maximum ISR	Minimum Site Area ²	Minimum Lot Width ³
<i>Downtown Historic (DH)</i>					
	Commercial & Entertainment	3.00	1.00	None	None
	Recreational Uses	.10	.40	15,000 sf.	none
	Public Service ¹	.35	.70	7,500 sf.	75'
	Conditional Uses	<i>As determined by Planning Commission & Council</i>			
<i>Industrial (M-1) & (M-2)</i>					
	Agricultural Support	.80	.90	40,000 sf.	100'
	Nurseries	.05	.50	80,000 sf.	None
	Office	.80	.90	40,000 sf.	100'
	Road Service	.35	.90	30,000 sf.	100'
	Commercial Support	.80	.90	10,000 sf.	100'
	Commercial Recreation	.40	.90	40,000 sf.	100'
	Recreational	.10	.40	10,000 sf.	None
	Public Service ¹	.50	.80	10,000 sf.	100'
	Industrial	.80	.90	40,000 sf.	100'
	All Other Uses	.40	.90	80,000 sf.	100'
<i>Special District (SD)⁴</i>					

¹ No minimum lot size/width is required for public service distribution facilities for sewer, water, telephone, gas and electricity; minimum lot area for communication towers shall be determined by setbacks requirements as set out in Section 602.

² For lots not meeting the minimum size requirement in any district, see Article VIII.

³ In cases where side lot lines are not parallel because the lot fronts on a curved right-of-way, minimum width at road frontage shall be as follows:
a. Curved right-of-way: 75 percent of normal width requirement
b. Subdivision cul-de-sac: 50 percent of normal width requirement
Width at road frontage shall be measured along a straight line connecting the foremost points of side lot lines.

⁴ See Section 606.