

Site Plan Information – C-3, Highway Commercial District Requirements

HEIGHT, SETBACK AND LOT COVERAGE REQUIREMENTS: The following minimum requirements shall be observed in the C-3 District subject to additional requirements, exceptions and modifications set forth in this Ordinance.

- A. Minimum Lot Area. 15,000 square feet.
- B. Minimum Lot Width. 75 feet abutting a public right of way.
- C. Minimum Lot Depth. 100 feet.
- D. Minimum Front Setback. 30 feet.
- E. Minimum Side Setback. 10 feet, unless abutting a residential zoning district (not separated by a right-of-way), then a minimum side yard of thirty (30) feet shall be required. The required setback shall be landscaped as required by the Zoning Administrator so as to buffer the commercial use from the adjacent residential use.
- F. Minimum Rear Setback. Same as Side Setback.
- G. Maximum Impervious Surface Coverage: 75%

INFORMATION REQUIRED:

- A. Site Plan: A plan of the subject property (in some instances a certificate of survey prepared by a licensed land surveyor may be required as deemed necessary by the Zoning Administrator and/or City Engineer), depicting the following, as applicable:
 - 1. Location of all buildings on lots including both existing and proposed structures.
 - 2. Location of all adjacent buildings located within one hundred (100) feet of the exterior boundaries of the property in question.
 - 3. Location and number of existing and proposed parking spaces.
 - 4. Vehicular circulation (area and on site).
 - 5. Architectural elevations (type and materials used on all external surface).
 - 6. Location and type of all proposed exterior lights.
 - 7. Curb cuts, driveways, number of parking spaces and loading areas.
 - 8. Site plan details such as trash receptacles, screening etc.
- B. Dimension Plan:
 - 1. Lot dimensions and area.
 - 2. Dimensions of proposed and existing structures.
 - 3. “Typical” floor plan and “typical” room plan.
 - 4. Setbacks of all existing buildings and structures located on property in question.
 - 5. Proposed setbacks of future buildings or structures.
 - 6. Sanitary sewer and water plan with estimated use per day.

Additional Information on Reverse Side.

C. Grading Plan:

1. Existing contours.
2. Proposed grading elevations.
3. Drainage configuration.
4. Storm sewer catch basins and invert elevations.
5. Spot elevations.
6. Proposed road profile.

D. Landscape Plan:

1. Location of all existing trees, type, diameter, and which trees will be removed.
2. Location, type and diameter of all proposed plantings.
3. Location and material used for all screening devices.