

**District Area Regulations**

All buildings shall conform to the following regulations as detailed in Table No. 3-2 (below).

**TABLE NO. 3-2  
RETAIL/COMMERCIAL DISTRICT AREA REGULATIONS**

<i>Item</i>	<i>Commercial/Retail District Area Regulations</i>		
	<i>RC-1 District</i>	<i>RC-2 District</i>	<i>RC-3 District</i>
Building materials	90% masonry on exterior front and side walls abutting public streets, except windows and doors, but not on the rear and sides not abutting streets.	90% masonry on exterior front and side walls abutting public streets, except windows and doors, but not on the rear and sides not abutting streets.	90% masonry on exterior front and side walls abutting public streets, except windows and doors, but not on the rear and sides not abutting streets.
Height regulations	2 stories maximum	No restriction	No restriction
Lot area	5,000 square feet minimum lot size	10,000 square feet minimum lot size	5,000 square feet minimum lot size
Lot coverage	80% maximum lot coverage	60% maximum lot coverage	No restriction
Front yard setback	20 feet minimum. See Section 5.03 for additional requirements.	No minimum setback. See Section 5.03 for additional requirements.	No minimum setback. See Section 5.03 for additional requirements
Side yard setback	5 feet minimum. See Section 5.04 for additional requirements.		
Rear yard setback	5 feet minimum. See Section 5.05 for additional requirements.		
Off-street parking requirements	See Section 5.07	See Section 5.07	See Section 5.07
Landscape requirements	See Section 5.09	See Section 5.0	See Section 5.09
Signage requirements	See Section 5.10	See Section 5.10	See Section 5.10

(Am. Ord. 717, passed 6-7-99; Am. Ord. 775, passed 8-18-03; Am. Ord. 793, passed 5-24-04)