

CHAPTER 6 – SPECIAL PROVISIONS

6.4.5.A *Basic site design standards.* Table 1: "Basic site design standards" shall be applied in the commerce park district and in the industrial park district. Any yard abutting a public or private road right-of-way shall be a street frontage yard.

Table 1: Basic Site Design Standards				
Design Feature	Commerce Park District		Industrial Park	
	Site Abutting SR 17/CR 544	Other Sites	Site Abutting SR 17/CR 544	Other Sites
Minimum Lot Size	60,000 square feet	60,000 square feet	5 acres	5 acres
Minimum Lot Width	200 ft.	200	400	300
Minimum Lot Depth	200 ft.	200	300	300
Minimum Street Setback	40 ft. from SR 17/CR 544	25 ft	40 ft. CR 544	25 ft.
	25 ft. from other streets		25 ft.	
Minimum Front Yard Setback	40 ft.	25 ft.	40 ft.	25 ft.
Minimum Side Yard Setback ¹	25 ft.	15 ft.	25 ft.	15 ft.
Minimum Rear Setback ¹	20 ft.	20 ft.	20 ft.	10 ft.
Parking Space Setback	40 ft. from any R/W	25 ft. from any R/W	40 ft. from any R/W	25 ft. from any R/W
	Side property lines: 15' Rear property line: 10'	Side property lines: 15' Rear property line: 10'	Side property line: 25' Rear property line: 20'	Side property lines: 15' Rear property line: 10'
Maximum Height of Structure	3 stories/35 ft.	4 stories/50 ft. with a 40' setback. 100' with a 80' setback. Ratio of 1.25:1 (Height) : (Setback)	3 stories/35 ft.	4 stories/50 ft. with a 40' setback. 100' with a 80' setback. Ratio of 1.25:1 (Height) : (Setback)
	4 stories/50' if over 300' from SR 17/CR 544 R/W		4 stories/50' if over 300' from CR 544 R/W	