

<b>C-3 RAIL SPUR COMMERCIAL DISTRICT</b>	
<b>ALLOWED USES: Uses allowed in this district appear in Table 33-17.21</b>	
<b>MAXIMUM DENSITY ALLOWED</b>	
None (Ord. No. 2007-12, § 3, 2-5-07)	
<b>DIMENSIONAL REQUIREMENTS</b>	
<b>MINIMUM LOT DIMENSIONS</b>	
MINIMUM WIDTH	None
MINIMUM SIZE	None.
<b>SETBACKS/BUILDING SEPARATION/IMPERVIOUS SURFACE LIMITATIONS</b>	
Maximum impervious surface	60 percent (dictated by land use designation)
Front setback, abutting residentially zoned property	25 feet
Front setback, other	10 feet
Side setback, abutting residentially zoned property	25 feet
Side setback, abutting street	20 feet
Side setback, other	10 feet
Rear setback, abutting residentially zoned property	25 feet
Rear setback, other	10 feet
<b>BUILDING DIMENSIONS</b>	
Maximum height, Adjacent to residential	20 feet
Maximum height, Adj. to non-residential	35 feet
<b>ADDITIONAL REQUIREMENTS</b>	
<b>MINIMUM REQUIREMENTS FOR DRIVEWAYS AND PARKING</b>	
A minimum ten-foot separation is required between vehicle use areas and the property line. Staff may adjust in conjunction with redevelopment or change in use where the separation is less or absent.	
Parking on grass and sidewalks is prohibited. Vehicle use areas must be paved with concrete, asphalt concrete or industry recognized porous paving approved by the city's engineer. Paved areas must be included in the site's impervious surface calculation. Compacted gravel or milled asphalt may be proposed for overflow parking in accordance with Sec. 33-91.06(d)3.f.	
<b>MINIMUM REQUIREMENT FOR STORMWATER MANAGEMENT</b>	
Stormwater generated by, during and after construction or improvement must be contained on-site or within a communal stormwater collection and management system permitted by the State.	
<b>MINIMUM REQUIREMENTS FOR WATER AND SEWER</b>	
Application for and connection to municipal water and sewer is required within areas served by the city.	
<b>MINIMUM REQUIREMENTS FOR LOTS WHERE SEPTIC TANKS ARE USED</b>	
SEWER/WATER SYSTEM	LOT AREA
Septic tank with individual well	1-acre per unit
Aerobic tank with individual well	1-acre per unit
Septic tank with public water supply	½-acre per unit

<b>REQUIREMENTS FOR TREE COVERAGE</b>
Historic trees and trees utilized to meet the minimum tree protection requirement or trees located inside a designated tree protection area, as defined in Article VI of Chapter 33, may not be removed without application and approval of a permit by the city. Dedication of 15 percent of the property for tree preservation is required.
<b>LANDSCAPING AND SIGNS</b>
Landscaped buffers are required along street frontages where developments proposed (Article VIII of Chapter 33). Additional buffer and sign requirements apply to developments within and/or along special overlay districts (Article IV of Chapter 33).
<b>OUTDOOR STORAGE AND DISPLAY PROHIBITED</b>
No outdoor storage or display of equipment, supplies, merchandise, or personal property is permitted regardless of the nature of the principal development (See also section 33-27.04).
<b>TRAFFIC IMPACT ANALYSIS</b>
Calculation and submittal of average annual daily trips is required for all developments. The developer of any development which will generate 1,000 or more Average Annual Daily Trip (AADT) ends per day, as determined by reference to the Institute of Traffic Engineers Trip Generation Manual or to locally derived trip generation rates accepted by the city as accurate, shall provide the city with a traffic impact analysis prepared by a qualified traffic engineer at the time application is made for approval of a site plan or preliminary plat. See also, Section 33-41.04.1
<b>COMMUNITY DESIGN STANDARDS</b>
Site and building aesthetics need to comply with the Community Design Standards (Article VIII, section 33-94).