



ATTACHMENT 7:

CN RURAL TIER DIMENSIONAL STANDARDS

All nonresidential and group living development in the Rural Tier as designated in the *Comprehensive Plan* shall comply with the standards in the table below.

Dimensional Standard	Min.	Max
Site Area (acres)	2	-
Project Floor Area (square feet)	-	20,000
Lot Width (feet)	100	-
Street Yard (feet)	25	-
Side Yard (feet)	25	-
Rear Yard (feet)	25	-
Building Coverage (%) ¹	-	23
Height (feet)	-	25

¹ Building coverage may be further restricted by the impervious surface requirements

Additionally, the following dimensional standards apply:

1. Minimum side yards in the CN and CG districts can be reduced to 15 feet if adjacent to a nonresidential district or use.
2. A development within the CN District, with new project floor area over 5,000 square feet, no development plan (this does not include text-only development plans), and residential zoning districts adjacent (including directly across a public right-of-way) to two or more property lines requires a minor special use permit pursuant to Sec. 3.9, Special Use Permit. The applicant shall hold a neighborhood meeting pursuant to paragraph 3.2.3, Neighborhood Meeting, unless it previously held one for the development at issue.