

D. Light Commercial (LC) District

LC Light Commercial District

1. Purpose

The purpose of the Light Commercial (LC) District is to provide **lands** for light commercial **uses** such as offices, banks, restaurants, and lower intensity retail sales and services **uses**. Permitted **uses** are generally auto-oriented and easily accessed.

2. Allowable Principal Uses

| USE CLASSIFICATION/TYPE | | USE-SPECIFIC CONDITIONS | MINIMUM NUMBER OF OFF-STREET PARKING SPACES | |
|---|----|-------------------------|---|--|
| Residential Uses | | | | |
| Group Living | P | | 1 per 3 rooms | |
| Mixed-Use | PC | Sec. 16-4-102.B.1.a | Residential | 1.5 per du |
| | | | Nonresidential | 1 per 500 GFA |
| Multifamily | P | | 1 bedroom | 1.4 per du |
| | | | 2 bedroom | 1.7 per du |
| | | | 3 or more bedrooms | 2 per du |
| Recreational Vehicle (RV) Park | P | | 1 per 300 GFA of office and clubhouse | |
| Single-Family | P | | 2 per du + 1 per 1,250 GFA over 4,000 GFA | |
| Public, Civic, Institutional, and Educational Uses | | | | |
| Community Service Uses | P | | 1 per 400 GFA | |
| Education Uses | P | | Colleges and High Schools | 10 per classroom |
| | | | Elementary and Junior High/Middle Schools | 4 per classroom |
| | | | Other Education Uses | See Sec. 16-5-107.D.2 |
| Government Uses | P | | Fire Stations | 4 per bay + 1 per 200 GFA of office area |
| | | | Other | 1 per 200 GFA of office area |
| Major Utilities | SE | | 1 per 1,500 GFA | |
| Minor Utilities | P | | n/a | |
| Public Parks | P | | See Sec. 16-5-107.D.2 | |
| Religious Institutions | P | | 1 per 3 seats in main assembly area | |
| Telecommunication Antenna, Collocated or Building Mounted | PC | Sec. 16-4-102.B.2.e | n/a | |
| Telecommunication Towers, Monopole | PC | Sec. 16-4-102.B.2.e | 1 | |
| Health Services | | | | |
| Other Health Services | P | | 1 per 225 GFA | |
| Resort Accommodations | | | | |
| Hotels | P | | 1 per guest room | |
| Commercial Recreation | | | | |
| Indoor Commercial Recreation Uses | P | | 1 per 3 persons + 1 per 200 GFA of office or similarly used area | |

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|---|----|---------------------|---|--|
| Outdoor Commercial Recreation Uses Other than Water Parks | PC | Sec. 16-4-102.B.5.b | Golf Courses, Miniature Golf Courses, or Driving Ranges | 1 per tee |
| | | | Stadiums | 1 per 4 spectator seats |
| | | | Other | 1 per 3 persons max. occupancy + 1 per 200 GFA of office or similarly used area |
| Office Uses | | | | |
| Contractor's Office | PC | Sec. 16-4-102.B.6.a | 1 per 350 GFA of office/administrative area | |
| Other Office Uses | P | | 1 per 350 GFA | |
| Commercial Services | | | | |
| Animal Services | PC | Sec. 16-4-102.B.7.b | 1 per 225 GFA | |
| Bicycle Shops | PC | Sec. 16-4-102.B.7.c | 1 per 200 GFA | |
| Convenience Stores | PC | Sec. 16-4-102.B.7.d | 1 per 200 GFA | |
| Eating Establishments | P | | 1 per 100 sf of gross floor area and outdoor eating area | |
| Grocery Stores | P | | 1 per 200 GFA | |
| Landscape Businesses | PC | Sec. 16-4-102.B.7.f | 1 per 200 GFA | |
| Liquor Stores | SE | Sec. 16-4-102.B.7.g | 1 per 200 GFA | |
| Nightclubs or Bars | PC | Sec. 16-4-102.B.7.h | 1 per 70 GFA | |
| Open Air Sales | PC | Sec. 16-4-102.B.7.i | 1 per 200 sf of sales/display area | |
| Shopping Centers | PC | Sec. 16-4-102.B.7.j | 1 per 335 GFA | |
| Tattoo Facilities | PC | Sec. 16-4-102.B.7.k | 1 per 200 GFA | |
| Other Commercial Services | P | | See Sec. 16-5-107.D.2 | |
| Vehicle Sales and Services | | | | |
| Auto Rentals | P | | See Sec. 16-5-107.D.2 | |
| Auto Repairs | PC | Sec. 16-4-102.B.8.b | 2 per service bay + 1 per 200 GFA of office and waiting area | |
| Auto Sales | P | | See Sec. 16-5-107.D.2 | |
| Car Washes | P | | 10 per wash unit for automatic wash + 5 per bay for manual wash | |
| Gas Sales | PC | Sec. 16-4-102.B.8.d | | |
| Taxicab Services | P | | 1 per 200 GFA of office or waiting area | |
| Watercraft Sales, Rentals, or Services | PC | Sec. 16-4-102.B.8.e | 1 per 200 GFA | |
| Industrial Uses | | | | |
| Light Industrial, Manufacturing, and Warehouse Uses | PC | Sec. 16-4-102.B.9.a | 1 per 1,300 GFA of indoor storage or manufacturing area + 1 per 350 GFA of office and administrative area | |
| Self-Service Storage | PC | Sec. 16-4-102.B.9.c | 1 per 15,000 GFA of storage and office area | |
| Waste Treatment Plants | SE | | See Sec. 16-5-107.D.2 | |
| Wholesale Sales | PC | Sec. 16-4-102.B.9.d | 1 per 1,000 GFA | |
| Other Uses | | | | |
| Agriculture Uses | P | | Stables or Riding Academies | 1 per 5 stalls |
| | | | Other | n/a |

3. Development Form Standards

| MAX. DENSITY (PER NET ACRE) | | LOT COVERAGE | |
|-------------------------------|------------|--|-----|
| Residential | 4 du | Max. Impervious Cover | 60% |
| Hotel | 35 rooms | Min. Open Space for Major Residential Subdivisions | 16% |
| Nonresidential ^{1,2} | 10,000 GFA | | |

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MAX. BUILDING HEIGHT

All **Development** 45 ft³

USE AND OTHER DEVELOPMENT STANDARDS

See Chapter 16-4: Use Standards, Chapter 16-5: Development and Design Standards, and Chapter 16-6: Natural Resource Protection.

TABLE NOTES:

P = Permitted by Right; PC = Permitted Subject to Use-Specific Conditions; SE = Allowed as a Special Exception; du = **dwelling units**; sf = square feet; GFA = **gross floor area** in square feet; ft = feet; n/a = not applicable

1. The **gross floor area** per **building** shall be 20,000 square feet for **buildings** devoted to **Commercial Services** or **Industrial Uses**.
 2. Each **building** shall be separated by a minimum of 15 feet.
 3. May be increased by up to ten percent on demonstration to the **Official** that:
 - a. The increase is consistent with the character of **development** on surrounding **land**;
 - b. **Development** resulting from the increase is consistent with the purpose and intent of the **building height** standards;
 - c. The increase either (1) is required to compensate for some unusual aspect of the site or the proposed **development**, or (2) results in improved site conditions for a **development** with **nonconforming site features**;
 - d. The increase will not pose a danger to the public health or safety;
 - e. Any adverse impacts directly attributable to the increase are mitigated; and
 - f. The increase, when combined with all previous increases allowed under this provision, does not result in a cumulative increase greater than ten percent.
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