

Proposed Planning Commission Text

(l) Lot Coverage.

~~1. Building lot coverage: Minimum thirty percent (30%) of total lot area, except where multiple lots are depicted on an approved Final Development Plan. The minimum building lot coverage in such cases shall be thirty (30%) percent of the approved area of all lots depicted.~~

12. Outdoor storage and sales lot coverage: Maximum fifty percent (50%) of all paved areas.

Proposed Staff Alternative Text (Revised)

Sec. 8-20. - Corridor Business (B-3) Zone.

(b) Principal Uses. (Other uses substantially similar to those listed herein shall also be deemed permitted.)

16. Parking ~~lots and~~ structures.

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12. Outdoor storage and sales lot coverage: Maximum fifty percent (50%) of all paved areas.

(n) Off-Street Parking and Vehicular Use Area. (See Articles 16 and 18 for additional parking regulations.)

1. No minimum parking requirements.

2. The minimum Vehicular Use Area (VUA) Ratio shall be 0.3.

Vehicular Use Area (VUA) Ratio means total building square footage on a lot divided by the total vehicular use area of the lot on which it is located, or the total building square footage divided by total vehicular use area as depicted on a Final Development Plan.

Vehicular Use Area may be reduced by:

A. The amount of VUA square footage covered by a canopy.

B. The amount of VUA square footage constructed with allowable permeable materials per Article 16 and the Engineering Manuals.

Conditional Uses: The Board of Adjustment may establish additional requirements, as needed.