

SECTION 16.5:  
C-2 & C-3 ZONES

CODE TEXT AMENDMENT

# COMMERCIAL ZONE SETBACKS

- Establish accessory structures as a permitted use for residences
- Establish accessory structures as a permitted use or conditional use for commercial uses

USES	C-2	C-3
Residential accessory structures (no living or sleeping space)	P	P
Commercial accessory structures	P (Conditional if associated with a conditional use)	P (Conditional if associated with a conditional use)

# COMMERCIAL ZONE SETBACKS

- Establish setbacks for accessory structures
  - Commercial
    - Same setbacks as listed for all commercial structures
  - Residential Accessory Location Requirements (no living or sleeping space)
    - A. Front Setback. All residential accessory structures shall be setback at least thirty (30) feet from the front lot line or projected street right-of-way.
    - B. Side Setback. All residential accessory structures dwellings shall be setback from the side property lines a distance of at least three (3) feet. On corner lots, the side setback from any street shall not be less than thirty (30) feet.
    - C. Rear Setback. All residential accessory structures shall be setback from the rear property line a distance of at least three (3) feet.

# POSSIBLE FINDINGS

- Adding residential accessory structures as a permitted use will allow residents of this zone to better use and enjoy their property
- Adding commercial accessory structures will make it clear that they are allowed and what the requirements are for these structures