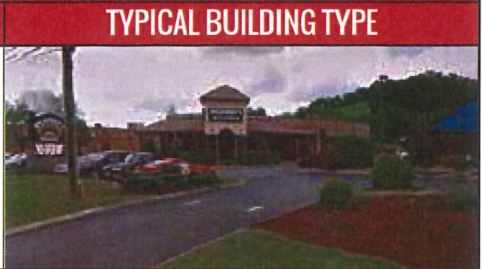


2.5.3 Intermediate Commercial - IC (C-3 - Section 706)

**PURPOSE**

It is the intent of this district to establish a commercial area that encourages compatible commercial uses. The regulations are intended to reduce traffic congestion and maintain the characteristics of the community. (Section 706)



**AREA, YARD, AND HEIGHT REQUIREMENTS (ARTICLE VIII)**

Minimum lot area (sf)		n/a
Minimum lot width (ft)		n/a
Minimum floor area per dwelling unit (sf)		n/a
Maximum building coverage (% of lot area)		n/a
Maximum Gross Unit Density(ac)		21
Maximum height (ft)		* See note below
Minimum front yard depth (ft)		20
Minimum side yard depth (ft)	1-4 stories	10 each side
	5-6 stories	15 each side^
Minimum rear yard depth (ft)		25
District Land Uses		See Section 3
Development Standards		See Section 4
Parking Standards		See Section 5



NOTES: (sf = square feet, ft = feet)  
 Site plan review is required according to Section 8.3, 10.1 Appendix, and 8.4 if applicable.  
 \*Maximum of 44 feet floor of top floor of building, with maximum height of building not to exceed 64 feet. For structures other than buildings, the maximum height shall be 44 feet.

**TYPICAL DEVELOPMENT CONFIGURATION**

