Sec. 94-235. - Coleman Park utility (CP-U) development characteristics and sub-district requirements.

a. *Intent*. The intent of the district is to provide regulations for utility facilities that minimally impact the surrounding residential community.

b. *Building height*. Building height shall not exceed 30 feet, including all habitable and mechanical space.

c. *Building placement*.

1. Minimum lot area: 5,000 square feet.
2. Minimum building separation: 15 feet.
3. Minimum lot width: 50 feet.
4. Maximum FAR: 0.75
5. Minimum setbacks:
    a. Front: 25 feet.
    b. Corner: 15 feet.
    c. Side: 15 feet.
    d. Rear: 15 feet.

d. *Maximum lot coverage by buildings:* 70 percent.

e. *Maximum lot coverage by impermeable surface:* 85 percent.

f. *Minimum required open space and landscape areas* may consist of setbacks, landscape and buffer areas. An opaque landscape buffer, in accordance with ARTICLE XIV subsection 94-443(2), shall be provided around individual utility facilities or around the perimeter of the utility facilities in their aggregate or around the perimeter of the property.

    a. Minimum required open space area: 30 percent
    b. Minimum required landscape area: A landscape buffer opaque buffer, in accordance with ARTICLE XIV subsection 94-443(2) landscape buffer, shall be provided around individual utility facilities or around the perimeter of the utility facilities in their aggregate or around the perimeter of the property.

g. *Parking*. All parking shall be placed behind the building whenever possible. Community service uses shall provide at least one standard parking space per 1,000 square feet. On-street parking adjacent to the property may be counted toward the required parking.

h. *Architectural standards*. Structures within this district shall adhere to the design standards established in section 94-222(h), to the extent possible given the building constraints of utility buildings. All office buildings shall comply with section 94-222(h).

(Ord. No. 4402-12, § 2, 9-18-2012)