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## **Sec. 94-233. - Coleman Park recreation and open space (CP-ROS) development characteristics and sub-district requirements.**

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- a. *Intent.* The intent of the district is to provide regulations for public open spaces and facilities designed to serve the needs of the surrounding residential community.
- b. *Building height.* Building height shall not exceed 40 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: 0.20
  - 5. Minimum setbacks:
    - a. Front: 25 feet.
    - b. Corner: 15 feet.
    - c. Side: 15 feet.
    - d. Rear: 15 feet.
    - e. Setbacks shall not be used for off-street parking or driveways.
- d. *Maximum lot coverage by buildings:* 50 percent.
- e. *Maximum lot coverage by impermeable surface:* 75 percent.
- f. *Parking.* All parking shall be placed behind the building whenever possible. At least one standard parking space shall be provided per 1,000 square feet. On-street parking adjacent to the property may be counted toward the required parking.

(Ord. No. 4402-12, § 2, 9-18-2012)