

COMMERCIAL DEVELOPMENT LAND FOR SALE

DEVELOPMENT PARCEL IN C-2 ZONE

Rowan Road, New Port Richey, FL 34653



OFFERING SUMMARY

SALE PRICE:	\$110,000
AVAILABLE SF:	
LOT SIZE:	0.95 Acres
ZONING:	C-2
MARKET:	Tampa
SUBMARKET:	Pasco County
TRAFFIC COUNT:	32,000
PRICE / SF:	\$2.66

PROPERTY OVERVIEW

Commercial Development Land: Offered for sale is this .95 acre parcel of land on Rowan Road in New Port Richey, a major four-lane regional artery with 32,000 AADT (Average Daily Traffic) according to FL DOT. This flat mostly cleared parcel has 156' +/- frontage on Rowan Rd. The C-2 General Commercial Zone allows Office, Retail and many other uses by right or exception and was previously approved for a 5,000sf building site plan.

This is a great location in a high growth area. The site is directly adjacent to Gulf Haven Assisted Living and benefits from road improvements when the 7-11 Convenience Store was developed just two properties to the south. The site is only 1.7 miles to US Highway 19 and Morton Plant Hospital and is in a bustling commercial area with shopping, places of worship, Apartment buildings, financial institutions and more. Bring your vision and business to New Port Richey!

All information has been obtained from the owner, Pasco County records and public information. Prospective buyers and their brokers are encouraged to conduct due diligence as to measurements and suitability of this opportunity for their purpose.

PROPERTY HIGHLIGHTS

- 32,000 Average Daily Traffic Count
- C-2 Zone Allows Many Uses By Right or Exception

KW COMMERCIAL
138 River Road,
Suite 107
Andover, MA 01810

LAUREN DEFRANCESCO
Commercial Advisor
0: 800.281.1316
hello@faulknercommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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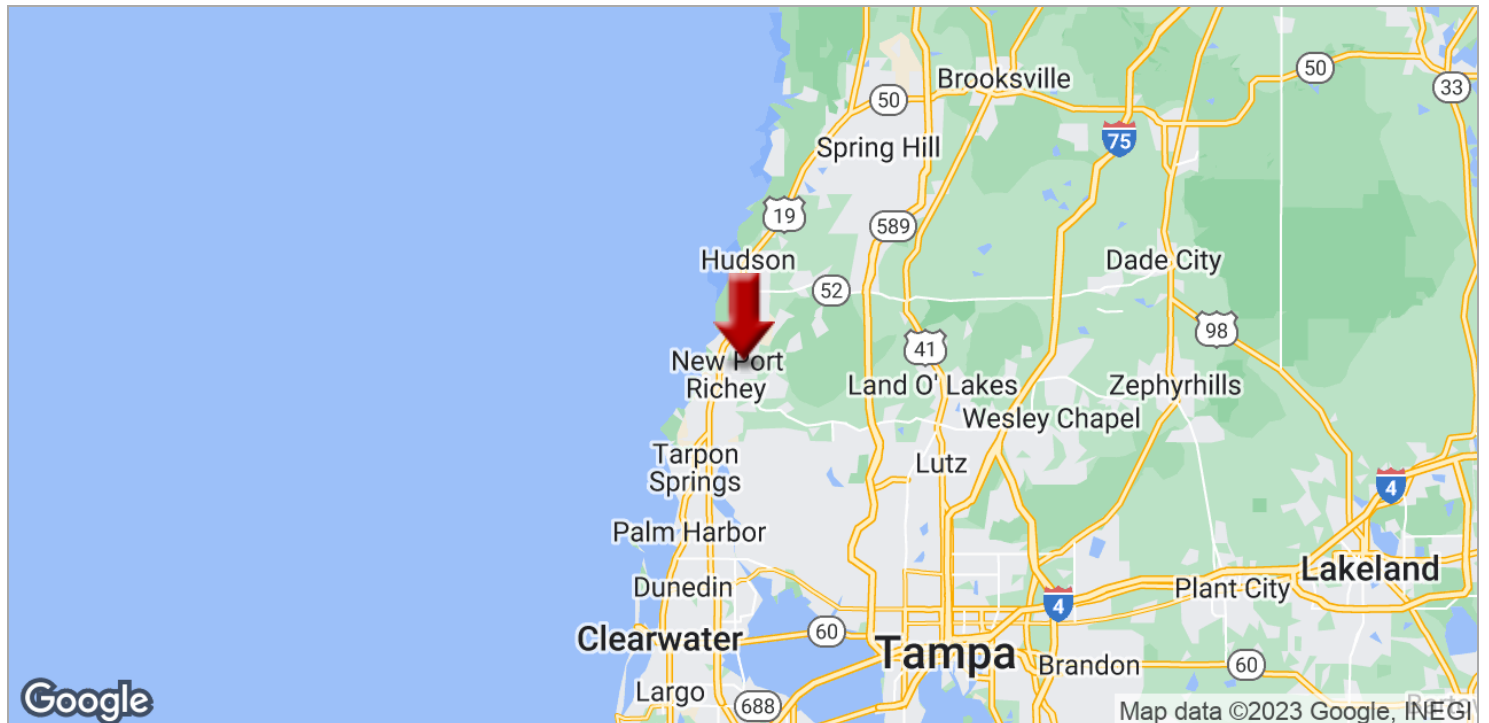
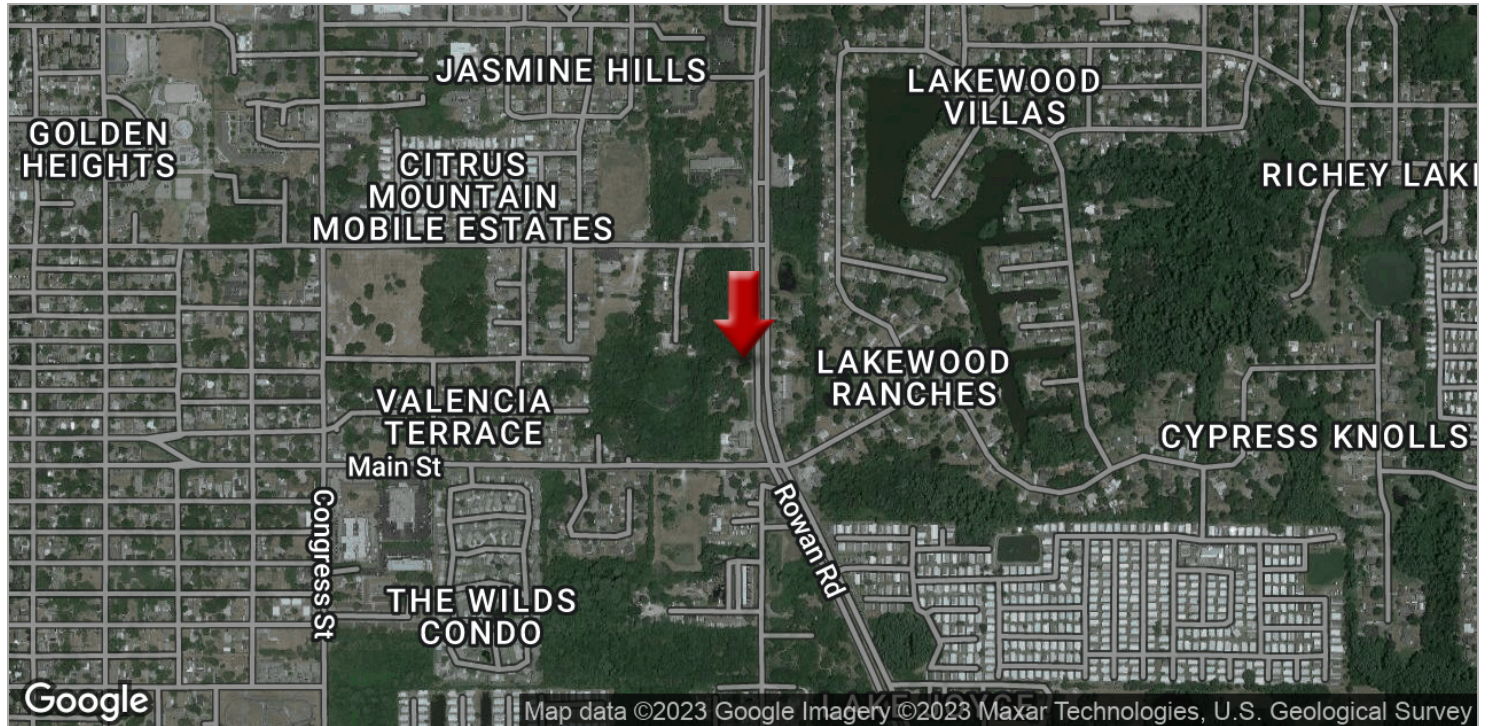


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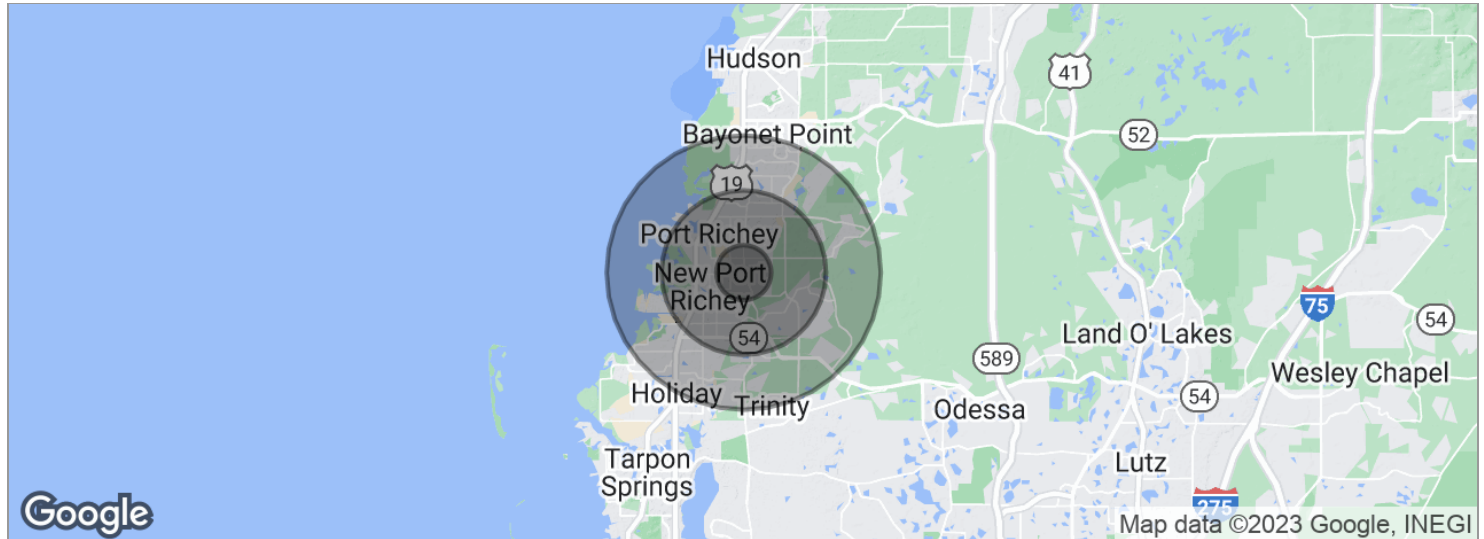
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,268	71,815	150,624
Median age	48.9	44.3	44.7
Median age (male)	46.7	42.2	42.9
Median age (Female)	50.3	45.6	45.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,798	31,612	65,237
# of persons per HH	2.2	2.3	2.3
Average HH income	\$41,767	\$44,420	\$48,737
Average house value	\$121,471	\$162,897	\$179,373

* Demographic data derived from 2020 ACS - US Census

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Parcel ID		04-26-16-0010-03300-0010 (Card: 1 of 1)	
Classification		01000-Vacant Comm	
Mailing Address		Property Value	
DENNISON WILLIAM L JR &		Ag Land	\$0
KELLY A		Land	\$85,621
5827 LENMAR CT		Building	\$0
HOLIDAY, FL 34690-2508		Extra Features	\$0
Physical Address		Just Value	\$85,621
Physical Address N/A		Assessed (Non-School Amendment 1)	\$85,621
Legal Description (First 200 characters)			
See Plat for this Subdivision			
PORT RICHEY LAND COMPANY SUB PB 1 PGS		Non-School Taxable Value	\$85,621
60 & 61 POR TR 33 DESC AS COM AT NE COR		School District Taxable Value	\$85,621
SE1/4 OF SEC 4 TH N89DEG43' 46"W 30 FT TH			
S00DEG22' 52"W 661.59 FT TH N89DEG41'			
30"W 35 FT FOR POB TH CONT N89DEG41'			
30"W [...]			
Jurisdiction			
Pasco County, Board of County			
Commissioners			

Land Detail (Card: 1 of 1)									
Line	Use	Code	Description	Zoning Units		Type	Price	Condition	Value
1	1000V	2AA-1	Vacant Commercial	00C2	11,000.00	SF	\$3.25	1.00	\$35,750
2	1000V	2AA-2	Vacant Commercial	00C2	30,225.00	SF	\$1.65	1.00	\$49,871
Additional Land Information									
Acres		Tax Area		FEMA Code		Res Code		Com Code	
0.95		<u>6200</u>		--		<u>MROW</u>		<u>MROW</u>	
Building Information (Card: 1 of 1)									
Unimproved Parcel									
Extra Features (Card: 1 of 1)									
Line	Code		Description	Year	Units		Value		
No Extra Features									
Sales History									
Previous Owner: CARTANA PROP II LLC & CARTANA PROP TWO LLC									
Month/Year		Book/Page		Type		DOR Code		Condition	Amount
06/2016		<u>9387 / 0067</u>		Warranty Deed		<u>01</u>		Vacant	\$100,000
05/2005		<u>6375 / 1726</u>		Warranty Deed				Vacant	\$185,000
01/2005		<u>6375 / 1722</u>		Warranty Deed				Vacant	\$0
07/2003		<u>5438 / 0976</u>		Warranty Deed				Vacant	\$38,400
12/2001		<u>4798 / 0511</u>		Warranty Deed				Vacant	\$75,000
01/1980		<u>1047 / 1931</u>		Warranty Deed				Vacant	\$84,900

"Thank You for allowing us to serve you."

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

Parcel / Account Number	Escrow	Tax District
04-26-16-0010-03300-0010		6200

Pay your current taxes online at www.pascotaxes.com

DENNISON WILLIAM L JR &
KELLY A
5827 LENMAR CT
HOLIDAY, FL 34690-2508

UNKNOWN

PORT RICHEY LAND COMPANY SUB PB 1
PGS 60 & 61 POR TR 33 DESC AS COM
See Additional Legal on Tax Roll

Paid 11/19/2019

Receipt # 20-1-026669

\$1,325.53 Paid By DENNISON WILLIAM L JR &

Ad Valorem Taxes						
Taxing Authority	Telephone	Millage	Assessed Value	Exemption	Taxable Value	Taxes Levied
COUNTY COMMISSION - OPERATING	727-847-8980	7.6076	85,621	0	85,621	651.37
SCHOOL OPERATING STATE LAW	727-774-2268	4.6010	85,621	0	85,621	393.94
SCHOOL - CAPITAL OUTLAY	727-774-2268	1.5000	85,621	0	85,621	128.43
COUNTY MUNICIPAL SERVICE FIRE DIST	727-847-8980	1.8036	85,621	0	85,621	154.43
SW FLA WATER MANAGEMENT DISTRICT	352-796-7211	0.2801	85,621	0	85,621	23.98
PASCO COUNTY MOSQUITO CONTROL	727-376-4568	0.2646	85,621	0	85,621	22.66
COUNTY FIRE RESCUE BOND	727-847-8980	0.0222	85,621	0	85,621	1.90
COUNTY JAIL BOND	727-847-8980	0.0277	85,621	0	85,621	2.37
COUNTY PARKS & REC BOND	727-847-8980	0.0110	85,621	0	85,621	0.86
COUNTY LIBRARIES BOND	727-847-8980	0.0006	85,621	0	85,621	0.82
Total Millage		16.1264	Total Ad Valorem Taxes		\$1,380.76	

Non-Ad Valorem Taxes	
Levying Authority	Amount
Total Non-Ad Valorem Taxes	\$0.00
Total Combined Taxes & Assessments	\$1,380.76

If Paid By Please Pay	Nov 30, 2019 1,325.53				
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Call Center M-F 8:30am - 5:00pm (352)521-4338 ♦ (727)847-8032 ♦ (813)235-6076 Or visit us online at www.pascotaxes.com

<><><><><><><><><><> Pasco County Tax Collector Office Locations <><><><><><><><><><>

DADE CITY - GULF HARBORS - LAND O' LAKES - NEW PORT RICHEY - WESLEY CHAPEL

Your check is your receipt, or you may visit our website, www.pascotaxes.com to print a receipt.

◆ PLEASE DETACH AND RETURN BOTTOM STUB WITH PAYMENT ◆

"Thank You for allowing us to serve you."

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

Parcel / Account Number	Escrow	Tax District
04-26-16-0010-03300-0010		6200

Pay your current taxes online at www.pascotaxes.com

If Paid By Please Pay	Nov 30, 2019 1,325.53				
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PLEASE PAY IN U.S. FUNDS (U.S. Bank) TO: MIKE FASANO, PASCO COUNTY TAX COLLECTOR, PO BOX 276, DADE CITY, FL 33526-0276

UNKNOWN

DENNISON WILLIAM L JR &
KELLY A
5827 LENMAR CT
HOLIDAY, FL 34690-2508

PORT RICHEY LAND COMPANY SUB PB 1
PGS 60 & 61 POR TR 33 DESC AS COM
See Additional Legal on Tax Roll

CHAPTER 500. ZONING STANDARDS

SECTION 502. DESIGNATION OF DISTRICTS

502.1. **Zoning Districts.** For the purposes of this section, the County is hereby divided into zoning districts which shall be designated as follows:

A-C	Agricultural
AC-1	Agricultural
A-R	Agricultural-Residential
AR-1	Agricultural-Residential
AR-5	Agricultural-Residential
AR-5MH	Agricultural Mobile Home
E-R	Estate-Residential
ER-2	Estate-Residential
R-MH	Mobile Home
R-1MH	Single-Family/Mobile Home
R-1	Rural Density Residential
R-2	Low Density Residential
R-3	Medium Density Residential
R-4	High Density Residential
MF-1	Multiple Family Medium Density
MF-2	Multiple Family High Density
MF-3	Multiple Family High Density
PUD	Planned Unit Development
MPUD	Master Planned Unit Development
EC-MPUD	Employment Center Master Planned Unit Development
CS-MPUD	Conservation Subdivision Master Planned Unit Development
PO-1	Professional Office
PO-2	Professional Office
C-1	Neighborhood Commercial
C-2	General Commercial
C-3	Commercial/Light Manufacturing
I-1	Light Industrial Park
I-2	General Industrial Park

502.2. **Official Zoning Map.** The official boundaries of the said districts shall be shown upon the geographical information system, arc map zoning layer, to be maintained by and kept in the possession of the County Administrator or designee. The zoning layer shall constitute the County official zoning layer. All districts shall be shown on the zoning layer. The said layers and all notations, references, and other data shown thereon are hereby incorporated by reference into this section as if all were fully described herein.

502.3. **District Boundaries.** Where uncertainty exists as to boundaries of any district as shown on the official zoning map, the following rules shall apply:

- A. District boundary lines are intended to follow or be parallel to the center line of streets, streams, and railroads and lot or property lines as they exist on a

recorded deed or plat of record in the Office of the County Clerk and Comptroller at the time of the adoption of the this Code, unless such district boundary lines are fixed by dimensions as shown on the zoning map.

- B. Where a district boundary is not fixed by dimensions and where it approximately follows lot lines, and where it does not scale more than ten (10) feet there from, such lot lines shall be construed to be such boundaries, unless specifically shown otherwise.
- C. Boundaries shown as following or approximately following section lines, half section lines or quarter section lines shall be construed as following such lines.
- D. In subdivided land or where a district boundary divides a lot, the location of such boundary, unless the same is indicated by dimensions, shall be determined by the use of the scale appearing on the maps.

502.4. **Interpretation of Boundaries.** In the case of any uncertainty, the County Administrator or designee shall interpret the location of district boundaries based upon zoning application files, official files, and other appropriate information.

502.5. **Uncertain Classification.** Whenever there is any uncertainty as to the classification of a use or the zoning district in which the use belongs, the County Administrator or designee shall determine the classification and/or zoning district within, if any, the use falls, according to its similar characteristics.

- A. If a use has characteristics similar to more than one classification, the use shall be construed as belonging to the classification providing for the more intense use of a property.
- B. If a use is specifically described in another zoning district, the use shall be construed as belonging to the zoning district in which it was more specifically identified.
- C. If a use is arguably both a permitted use and a conditional use, then the use shall be classified as a conditional use.
- D. If a use is arguably both a permitted use and a special exception use, then the use shall be classified as a special exception use.
- E. If a use is arguably both a conditional use and a special exception use, then the use shall be classified as a conditional use.
- F. In the event that a particular use is not allowed, the use is prohibited in Pasco County.

CHAPTER 500. ZONING STANDARDS

SECTION 526. C-2 GENERAL COMMERCIAL

526.1. Purpose

The purpose of the C-2 General Commercial District is to provide for the orderly development of those uses necessary to meet the community and regional needs for general goods and services, as well as those of a social, cultural, and civic nature, and to exclude uses not compatible with such activities.

526.2. Permitted Uses

A. Principal Uses

1. Unless otherwise provided in this Code, all permitted and special exception uses in the C-1 Neighborhood Commercial District.
2. Automobile parts. New or secondhand, from enclosed buildings only, and provided there is no outside display of parts or tires.
3. New or preowned passenger and commercial vehicle, truck, trailer, motorcycle, boat, and recreational vehicle sales and leasing, and incidental displays and/or storage and/or service departments where such service work is carried on altogether within the building, shall be Permitted Uses within the C-2 General Commercial District only if the property is designated as Commercial (COM), Mixed Use (MU) or Retail/Office/Residential (ROR), or Planned Development (PD) on the County Comprehensive Plan Future Land Use Map and the standards of this Code, Section 1101, are met.
4. Automobile washing, body, and painting, including steam cleaning in enclosed buildings only.
5. Bakery stores, retail only. Baking allowed on the premises.
6. Barbecue stands and pits.
7. Bicycle stores and repair shops. All repairs, storage, and displays shall be inside the building.
8. Amusement facilities.
9. Bowling alleys within a building shall not be located closer than 1,500 feet to any residential district unless such building is so constructed as to prevent the emission of odors, sounds, and/or vibrations.
10. Cabinet and carpentry shops. All storage and work shall be inside the building.

11. Contractor's Office. All storage shall be inside the building or in an enclosed area not visible from the right-of-way.
12. Dancing halls or dancing academies, provided no alcoholic beverages of any type are served. Shall not be located within 500 feet of any residential district unless such building is so constructed as to prevent the emission of odors, sound, and/or vibrations.
13. Dressed poultry and seafood stores. Retail sales shall be done inside the building.
14. Dry cleaning.
15. Electrical appliances and fixture stores and repair shops. All repairs, storage, and displays to be done inside the building.
16. Exterminating products. Where the materials or ingredients are stored, mixed, or packaged, but not manufactured.
17. Food distribution, wholesale, provided no outside storage.
18. Garage or mechanical service. All work shall be performed inside the building.
19. Hat cleaning and blocking.
20. Hotels, motels, and condotels.
21. Kennels.
22. Laundries, hand and self-service.
23. Lawn mowers, rental, sales, and service. All repairs, storage, and displays to be done inside the building.
24. Lumber yards.
25. Model home centers.
26. Mortuaries or funeral homes, including crematoriums.
27. Music, radio, and television stores and repair shops. All repairs, storage, and displays shall be inside the building.
28. Nurseries, plant.
29. Pawn shops.
30. Pet shops.

31. Plumber shops. Materials to be stored in properly sight-screened areas.
32. Pottery and statues. Designed for yard ornaments, retail sales only.
33. Propane sales. Retail only, not exceeding 20,000-gallon storage.
34. Secondhand stores. All sales and displays shall be inside the building.
35. Septic tank sales and installation business.
36. Shooting and archery ranges, indoors only.
37. Single-family unit which is accessory to a permitted commercial use and located on the same lot.
38. Sign painting shops. All work shall be inside the building.
39. Sod sales.
40. Warehousing and general storage, including sales and office.
41. Printing shops and publishing plants. Newspapers, periodicals, books, and related uses.
42. Residential treatment and care facilities.
43. Other uses which are similar or compatible to the principal uses.
44. Community Gardens, Market Gardens and Community Farms in accordance with this Code, Section 530.23.

B. Accessory Uses

1. Accessory uses customarily incidental to an allowed principal use.
2. Signs in accordance with this Code.

526.3. Conditional Uses

- A. The sale or consumption of alcoholic beverages within alcoholic beverage business establishments are defined in this Code and as permitted under County, State, and Federal regulations provided:
1. No such sale or consumption of alcoholic beverages may occur or be conducted within 1,000 feet of any school, church, place of worship, or park as measured from the structure uses as a proprietor's place of business to the nearest property line of the school, church, place of worship, or park.

2. The sale or consumption of alcoholic beverages complies with conditional use standards set forth in this Code and has been approved by the Board of County Commissioners (BCC) in accordance with the said section.
 3. The premises or building in which the alcoholic beverage sales or consumption are to be conducted or occur shall not be used as an adult entertainment establishment.
- B. Automobile towing services and connected storage of vehicles. All storage shall be located to the rear of the building and must be adequately buffered or fenced from adjoining properties and the street or right-of-way, pursuant to this Code. There shall be no outside display or sale of parts or tires.
- C. Transfer stations and recycling operations as defined in this Code, Chapter 200, provided:
1. Transfer of petroleum products or similar materials is specifically prohibited.
 2. Cardboard may be compressed, cans and glass may be crushed, and aluminum and copper may be cut. Batteries; however, shall be kept intact.
 3. All machines, except hydraulic balers, shall be enclosed within a building.
 4. All operations shall comply with requirements of this Code regarding buffering of commercial and industrial districts. Any materials stored on the property must be baled, or in a container, and shall not exceed the required buffer height.
- D. Pain management clinics as defined in Chapter 50, County Code of Ordinances, provided that:
1. The hours of operation are limited to 8:00 a.m. to 5:00 p.m., Monday through Saturday.
 2. No pain management clinic shall be located within 1,000 feet from a day care, church, place of worship, park, university, alcohol or drug abuse treatment facility, or school. This distance requirement shall be measured from the structure where a pain management clinic would be located to the nearest property line of the uses referenced above.
 3. There shall be a one-quarter mile separation between each pain management clinic, and a pain management clinic may not be located within one-quarter mile where a conditional use for the same has been previously denied.

4. A security plan must be submitted with the application illustrating what security devices are to be utilized, including at a minimum unobstructed windows and lighting, and information reflecting the management of patients or clients to ensure the public safety of individuals patronizing or working at any adjacent businesses or individuals residing in the area.
 5. No pain management clinic shall be located closer than 500 feet from the boundary of any residentially zoned property and in no event shall said use abut residential property or be across the street or alley from a lot which is zoned for residential use.
 6. Clinics shall provide sufficient waiting and seating areas for all patients and business invitees expected to be in the clinic at the same time. Outdoor seating, queues, or waiting areas are prohibited. The use shall be entirely within a completely enclosed building. The clinic shall post conspicuous signs that no loitering is allowed on the property.
 7. No pain management clinic shall be collocated in the same office or building with a pharmacy or be located within 500 feet of a pharmacy.
 8. Parking shall be at a ratio of one (1) space per 300 square feet of the clinic. The County Administrator or designee may require the applicant to submit a parking analysis if the County has concerns as to safety, sufficiency, or configuration of available vehicle parking based on the unique circumstances of the site.
 9. The pain management clinic complies with Chapter 50 of the Code of Ordinances, as amended.
 10. The BCC may apply more stringent standards than those hereinabove based upon the location and unique characteristics of the subject site.
 11. A minimum distance of three (3) miles shall be required from any off or on ramp to I-75.
- E. Amusement parks.
 - F. Automobile racetracks.
 - G. Medical waste disposal facilities.
 - H. Auction houses.
 - I. Flea markets.
 - J. Drive-in theaters.
 - K. Construction and demolition debris disposal facilities subject to all local, State, and Federal regulations.

- L. Yard trash disposal facilities.
- M. Wastewater treatment plants, except when accessory to a development.
- N. Helipad, provided that no such helipad is located closer than 1,000 feet from the closest property line of a school that provides a curriculum of elementary or secondary academic instruction, including kindergarten, elementary, middle, or high schools.
- O. Commercial marinas subject to the marina-siting criteria set forth in the County Comprehensive Plan.
- P. Multiple-family dwellings.
- Q. Mining and/or reclamation including, but not limited to, the mining or extraction of limestone, clay, sand, natural gas, oil, and organic soils subject to all local, State, and Federal regulations.

526.4. **Special Exception Uses**

- A. Travel-trailer parks subject to the requirements set forth in the Supplemental Regulations in this Code, Chapter 500.
- B. Public and private utility facilities to include the following:

County, State, or Federal structures and uses; water pumping plants; transmission lines for gas, electric, and telephones, or broadcasting or communication towers and facilities; and other conforming uses, which do not cause an undue nuisance or adversely affect existing structures, uses, and residents.
- C. Private schools

526.5. **Performance Standards**

All activities shall be in conformance with standards established by the County, State, and Federal government.

526.6. **Area and Lot Width Regulations**

General Commercial Stores

- A. Minimum lot area: 15,000 square feet.
- B. Minimum lot width: Ninety (90) feet.

526.7. **Coverage Regulations**

Lot Coverage: All buildings, including accessory buildings, shall not cover more than fifty (50) percent of the lot.

526.8. **Yard Regulations**

The following minimum building line setbacks measured from property lines are required in yard areas listed below unless otherwise specified:

- A. Front: Twenty-five (25) feet.
- B. Side: A side yard depth of thirty (30) feet per side from residential districts, no side yard shall be required where two (2) or more commercial districts or an industrial and commercial district adjoin side to side; however, in no case shall common walls be permitted between properties of separate ownership. In the case of such a series of adjoining structures on lots of single and separate ownership abutting and paralleling a public right-of-way, a passage of at least twenty (20) feet in width shall be provided at grade level at intervals not more than 400 feet apart where required for public access from adjacent residential areas or for the safety of the public.
- C. Rear: Thirty (30) feet, when adjacent to residential districts. Adjacent to commercial or industrial districts, no rear yard shall be required.

526.9. **Height Regulations**

The maximum building height for commercial uses shall be sixty (60) feet, except in an Urban Service Area where there is no maximum building height. For exceptions, see this Code, Chapter 500, Supplemental Regulations.

526.10. **On-site Parking Regulations**

On-site parking shall be provided in accordance with this Code, Section 907.1.

526.11. **Development Plan**

Development plans shall be submitted in accordance with this Code, Chapter 400.