

CP "PLANNED COMMERCIAL"

This district is established to provide for any commercial land use, subject to Town Commission approval, currently available in other "commercial" zoning districts and to provide for any commercial use for which no provision is made elsewhere in this code. The intent is to establish "CP" districts individually under approved site plans and conditions necessary to promote the general welfare and to secure coordinated economic land use.

- 1) Permitted Uses. Any commercial land use is permitted, subject to Town Commission approval; however, the specific ordinance authorizing the establishment of a particular "CP" planned commercial district related to a specific tract of land will condition the land use and operation of the commercial function.
- 2) Uses Permitted as Special Exception Use Upon Approval: None
- 3) Uses Expressly Prohibited
 - A) Industrial uses except manufacturing fabrication.
 - B) Adult entertainment.
 - C) RV Parks.
 - D) Uses prohibited by Town, State and Federal law.
- 4) Design Standards
 - A) The maximum impervious surface ratio (which includes building coverage) shall be limited to eighty (80) percent.
 - B) Maximum building height is thirty-five (35) feet unless adequate fire protection measures are provided.
 - C) No minimum lot size is required.
 - D) No minimum lot width is required.
 - E) Setback requirements shall be established individually at the time of zoning approval.
 - F) Parking requirements shall be as required for the specific use.
- 5) Procedures to Establish CP Zoning
 - A) Application for approval shall be made to the Town utilizing the site plan application form provided by the Town and shall be accompanied by the appropriate review fee. The applicant has two (2) options when submitting an application:
 1. Option 1 - Submit a Memorandum of Agreement and a bubble plan (in accordance with the requirements below) in which case a final Site Development Plan must again be submitted after approval.
 2. Option 2 - Submit the final Site Development Plan (prepared in accordance with the site plan requirements in the Site Development Plan Regulations chapter).

- B) The application shall be accompanied by six (6) copies of any information or plans provided.
- C) A bubble plan shall include the following information:
 1. Boundary of subject property and project name.
 2. Major natural features such as lakes, streams, wetlands, and natural communities.
 3. Existing or proposed major streets.
 4. Generalized location map and legal descriptions, including acreage.
 5. Land uses and their location throughout the site with floor area tabulations.
 6. Location, size and character of any common open space and the type of organization proposed to own and maintain it.
 7. Adjacent zoning.
 8. Maximum building heights.
 9. Anticipated phasing plan.
 10. A statement of the proposed method of providing water service, fire protection, sewage disposal and stormwater management.
 11. Any additional data, plans or specification pertinent to the proposed CP.
- D) The review of a CP application shall follow the approval procedures outlined in the Site Development Plan Regulations chapter of this Code.

p) Size and Dimension Criteria

The following charts incorporate required size and dimension requirements, which shall be applicable within each zoning district. All development shall have a total land area sufficient to satisfy all standards stipulated within the land development code, including but not limited to:

- 1) Setback requirements
- 2) Open space, buffers and landscaping requirements
- 3) Surface water management
- 4) Water and wastewater facilities
- 5) Access, internal circulation and required off-street parking
- 6) Environmental protection
- 7) Soil erosion and sedimentation control standards