

04 ARTICLE FOUR
ZONING DISTRICTS

4-1 General Purpose

Article Four presents the “Zoning District” regulations. Zoning districts are established in the Zoning Ordinance to promote compatible land use patterns and to establish site development regulations appropriate to the purposes and specific nature of each district.

4-2 Establishment of Districts

The following base districts and overlay districts are hereby established.

Map Code	District Name
Base Districts	
AG	Agricultural District
RR	Rural Residential District
R-1	Urban Residential Low-Density District
R-2	Urban Residential Medium-Density District
R-3	Urban Residential High-Density District
MH	Mobile Home Park Planned District
LC	Limited Commercial and Office District
UC	Urban Corridor District
GC	General Commercial District
CB	Central Business District
BP	Business Park District
GI	General Industrial District
HI	Heavy Industrial District
Overlay Districts	
MU	Mixed Use Overlay District
CCD	Civic Corridor Design Overlay District
PUD	Planned Unit Development Overlay District
ED	Environmental Resources Overlay District
HD	Historic Overlay District
FP/FW	Floodplain/Floodway Overlay District
AV	Aviation Overlay District

4-3 Application of Districts

- A. A base district designation shall apply to each lot or site within the city and its planning jurisdiction. A site must be in one base district.
- B. The flood plain/floodway, planned unit development, historic, and environmental resources overlay districts may be applied to any lot or site or any portion thereof, in addition to a base district designation.

4-4 Hierarchy

References in the Zoning Ordinance to less intensive or more intensive districts shall be deemed to refer to those agricultural, residential, commercial, and industrial base zoning districts established in Section 4-2, and shall represent a progression from the AG Agricultural District as the least intensive to the HI Heavy Industrial District as the most intensive. The overlay districts shall not be included in this reference.

4-5 Development Regulations

For each zoning district, permitted uses are set forth in Table 4.1. Individual sections describe the purpose and specific development regulations for each zoning district. Supplemental regulations may affect specific land uses or development regulations in each zoning district. The applicable supplemental regulations are noted in Table 4.1.

4-6 Zoning Map

- A. Boundaries of zoning districts established by this Zoning Ordinance shall be shown on the zoning map maintained by the City Clerk. This map, together with all legends, references, symbols, boundaries, and other information, shall be adopted as a part of, and concurrent with, this ordinance.
- B. The zoning map may be changed from time to time by ordinance, following the procedure set forth by Article Twelve. Such changes shall be reflected on the zoning map. The City Clerk shall keep a complete record of all changes to the zoning map.

4-7 Interpretation of District Boundaries

The following rules shall apply in determining the boundaries of any zoning district shown on the zoning map.

- A. Where district boundaries are indicated as approximately following lot lines, such lot lines shall be considered the district boundaries.
- B. Where district boundaries are indicated as within street or alley, railroad, or other identifiable rights-of-way, the centerline of such rights-of-way shall be considered the district boundary.
- C. Where a district boundary divides a property, the location of the boundary shall be determined by the use of the scale appearing on the zoning map.
- D. The City Council shall determine any other uncertainty regarding district boundaries not covered in this section.

4-8 Vacation of Streets and Alleys

Whenever a public street or alley is vacated, the zoning district adjoining each side of such right-of-way shall be extended out to the former centerline.

4-9 Zoning on Additions to the Extra-Territorial Jurisdiction

All unimproved or agricultural territory that may hereafter be added to the city through annexation shall be considered as lying in the AG Agricultural District until such classification shall be changed as provided by this ordinance. Any improved property under Plattsmouth zoning that is added to the extra-territorial jurisdiction shall be zoned according to the zoning district that most nearly describes either its present use or the use proposed by Plattsmouth's Comprehensive Development Plan. This zoning shall be established by the Planning Commission and the City Council at the time of the expansion of the jurisdiction.

4-10 Required Conformance

Except as specified in this chapter, no building or structure shall be erected, converted, enlarged, reconstructed or structurally altered, nor shall any building or land be used that does not comply with all of the district regulations established by this title for the district in which the building or land is located.

4-11 Required Frontage

No lot shall contain any building used in whole or in part for residence purposes unless such lot abuts for at least 20 feet on at least one public street, or unless it has an exclusive unobstructed private easement of access or right-of-way of at least 20 feet wide to a street; and there shall be not more than one single-family dwelling for such frontage or easement, except that a common easement of access at least 50 feet wide may be provided for two or more such single-family dwellings or for one or more two-family or multiple dwellings.

4-12 Use Matrix: Levels of Permitted Uses

Within zoning districts in Plattsburgh, different uses are permitted with different conditions. These are displayed in Table 4.1: Use Matrix. Levels of permission include:

- A. Uses that are Permitted by Right: These uses are permitted subject to issuance of a building permit by the Building Official, subject only to compliance with all regulations of this ordinance. Uses permitted by right might be subject to supplemental regulations contained in this ordinance. These uses are indicated in the use matrix by a "P" in the applicable cell.
- B. Special Uses: These uses are subject to approval of a special use permit by the City Council, following recommendation of the Planning Commission and the procedure set forth in Article 12. These uses are indicated in the use matrix by a "S" in the applicable cell.
- C. Site Plan Approval: Some use types require an additional site plan approval by the Zoning Administrator/ Building Official, based on specific criteria for review. This procedure is set forth in Section 12-3. These uses are indicated in the use matrix by an asterisk (*) following the citing of a specific use type.

4-13 Guide to Site Development Regulators

The regulators set forth in the tables in Sections 4-14 through 4-26 establish the limits and requirements for most development in the City of Plattsburgh and its extra-territorial jurisdiction. This section is intended to provide guidance for applying the regulators contained in these tables.

- A. Site Area per Housing Unit: This indicates the gross land area per unit within a residential development. For example, a 40-lot subdivision on a 10-acre (435,600 square foot tract) will have a site area per unit of 10,890 square feet. Site area per unit, which measures gross density, may differ from minimum lot size. In conservation development, the site area per unit will be larger than minimum lot size, permitting the clustering of lots in exchange for common open space. In multi-family development, the site area per unit will usually be smaller than minimum lot size, because the lot is the legal parcel on which a multiple-unit building is built.
- B. Minimum Lot Area: This indicates the minimum size of a legally described and recorded parcel upon which development can take place. As noted above, minimum lot area and site area per unit may not be the same.
- C. Minimum Lot Width: This is the required minimum distance connecting at points along opposite side lot lines, measured at the required front yard setback. For example, the lot width of an irregular lot in a district requiring a 25-foot front yard setback is determined by:
 - 1. Locating the points along each side lot line at a distance of 25 feet back from the front property line.

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2. Drawing a line connecting these two points.
 3. Measuring the length of this line. The length is the lot width.
- D. Minimum Yards: These define the required setbacks of buildings from front, side, and rear property lines. While the yard requirements apply to a majority of development, the ordinance provides for a number of exceptions. Some of these include:
1. Planned Unit Developments: Front yard setbacks may be varied within planned unit developments, which are reviewed and approved by the City Council after a recommendation from the Planning Commission.
 2. Major Streets: The city may require greater than normal setbacks along segments of the city's arterial street system, as defined in the Comprehensive Development Plan.
 3. Flexibility Provided by Supplemental Development Regulations: Article 07 establishes supplemental regulations, many of which provide flexibility or variations in setback regulations for specific contexts.
- E. Maximum Setbacks: Some specific zoning districts provide maximum as well as minimum setbacks. These setbacks establish "build-to" lines that may be necessary to protect the appearance and character of special urban districts.
- F. Maximum Height: Height normally measures the vertical distance from the established grade to the highest point of a building. However, as established by the definition of height, the point of measurement may vary for different types of buildings and roof slopes.
- G. Maximum Building Coverage: This measures the percentage of a site that may be covered by the footprint of buildings. Thus, a 20,000 square foot building on a 40,000 square foot site has a building coverage of 50 percent. This is a method of regulating the scale of buildings in an area.
- H. Maximum Impervious Coverage: This measures the percentage of a site that may be covered by buildings and other surfaces and development features which prevent the penetration of water into the ground (such as driveways, porches, parking lots, and other features). Limits on impervious coverage help control the velocity and quantity of stormwater runoff and provide for groundwater recharge.
- I. Floor Area Ratio: Just as site area per unit controls the density of residential development, floor area ratio (FAR) controls the density of non-residential development. FAR is the ratio of gross floor area of a building to total site area. Thus, in an area with a maximum permitted FAR of 1.0, a 40,000 square foot building may be located on a 40,000 square foot site. Naturally, because of coverage ratios, landscaping, and parking requirements, such a building will be multi-story.
- J. Maximum Amount of Total Parking in Street Yard: This controls the maximum amount of parking that can be located in the area between a building facade and the street. When applied in certain zoning districts, it is intended to reduce the number of cars seen from the street, encourage site planning which locates parking in rear and side yards, and produce a stronger relationship between buildings and streets. For example, a project with 100 parking stalls and a 50 percent limit on the amount of parking located in street yards must locate 50 of its stalls in rear or side yards without street exposure.
- K. Minimum Depth of Landscaping Adjacent to Street Right-of-Ways: This establishes the depth of landscaping that must be provided on private property adjacent and in from the right-of-way line. Thus, if the required minimum depth is 15 feet, a project must landscape the first 15 feet of its site back from the right-of-way line. All landscaping must be done in accordance with Article 08, establishing landscaping standards.

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- L. Minimum Bufferyard Requirements: This establishes the depth of a bufferyard that must be provided by intensive land uses adjacent to primarily residential land uses in residential zoning districts. All landscaping must be done in accordance with Article 08 establishing landscaping standards.
- M. Supplemental Use Regulations: Certain permitted uses require satisfaction of specific requirements in order to function successfully in their urban or rural contexts. These supplemental requirements are set forth in Article 06. These requirements are cross-referenced in the "Supplementary Regulations" column of the use matrix.

TABLE 4.1: PERMITTED USES BY ZONING DISTRICT														
<i>P = Permitted Uses by Right S = Uses Permitted by Special Use Permit Blank = Uses Not Permitted</i>														
Use Types	AG	RR	R-1	R-2	R-3	MH	LC	UC	GC	CBD	BP	GI	HI	Supplementary Regulations
Agricultural Uses														
Horticulture	P	P												6-2
Crop Production	P	P												6-2
Animal Production	P	S												6-2
Confined Animal Feeding Operations														6-2
Livestock Stales	S													
Residential Uses														
Single-Family Detached	P	P	P	P	P	P	S	P		S				
Single-Family Attached			S	S	P	P	S	P		S				
Duplex				S	P		S	S		S				
Two-Family*	S	S	S	S	S		S	S		S				6-3A
Townhouse*				S	P		S	P		S				
Multiple-Family*					P		S	P		P				6-3B
Group Residential*					P		P	P		P				6-3B
Retirement Residential*	S	S	S	P	P	S	S	P		P				6-3D
Mobile Home Park*						P								
Mobile Home Subdivision	S	S	S	P	P	S	S	P						6-3C
Mobile Home Residential						S								6-3C
Manufactured Home Residential	P	P	P	P	P	P	P	P		S				
Civic Uses														
Administration		S					P	P	P	P	P	P	P	
Cemetery*	P	P	S		S									
Crematoria	S										S	P	P	
Clubs (Recreational)*	S	S	S	S	P	S	P	P	P	P	P	P	P	6-4A
Clubs (Social)*	S	S	S	S	S	S	P	P	P	P	P	P	P	6-4A
College/ University*		S	S	S	P	S	P	P	P		P			
Convalescent Services*					P		P	P			S			
Cultural Service*		P	P	P	P	P	P	P	P	P	P	P		
Day Care (Limited)		P	P	P	P	P	P	P	P	P	P	S		6-4B
Day Care (General)*		S	S	S	P	S	P	P	P	P	P	S		6-4C
Detention Facilities*	S						S		S			S	S	
Emergency Residential Services	P	P	P	P	P	P		P						
Group Care Facility*	S	S	S	S	P	S	P	P	P	P		S		6-4D
Group Home	P		P		P		P		P	P				6-4D
Guidance Services					P		P	P	P	P	P			
Health Care*	S				P		P	P	P	P	P			
Hospital*	S			S	S		S	S	P	P	P	S	S	
Maintenance Facilities*	S	S							P		P	P	P	
Park and Recreation	P		P		P		P		P	P	P	P	P	

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Use Types	AG	RR	R-1	R-2	R-3	MH	LC	UC	GC	CBD	BP	GI	HI	Supplementary Regulations
Postal Facilities*					S		P	P	P	P	P	P	P	
Primary Education*		P	P	P	P	P	P	P	S	P				
Public Assembly*							S	S	P	P	S			
Religious Assembly*	S	S	P	P	P	P	P	P	P	P	P			
Safety Services*	P	P	P	P	P	P	P	P	P	P	P	P	P	
Secondary Education*		S	S	S	P	S	S	S	S	S	S			
Skilled Nursing*	S			S	S		S	S	P	P	P	S	S	
Utilities*	P	P	P	P	P	P	P	P	P	P	P	P	P	
Office Uses														
General Offices					S		P	P	P	P	P	P	P	
Corporate Offices*					S		P	P	P	P	P	P	P	
Financial Services							P	P	P	P	P	P	P	
Medical Offices							P	P	P	P	P	P	P	
Commercial Uses														
Agricultural Sales/Service*	S								P		S	P	P	
Automobile Auction Lots*														
Automotive Rental/ Sales*									P		S			6-5C
Auto Services*							S	S	P	P	P	P	P	6-5A, 6-5B
Body Repair*									S		S	P	P	6-5A
Equipment Rental/ Sales*									P	S	S	P	P	6-5C
Equipment Repair *									P		S	P	P	6-5A
Bed and Breakfast*			S	S	P	S	P	P	P	P	S	P		6-5D
Business Support Services*							P	P	P	P	P	P	P	
Business/ Trade Schools*									P	P	P	P		
Campground*	P	S							S					6-5E
Cocktail Lounge *									P	P	P			
Commercial Recreation * (Controlled Impact)							S		P	P	P	P	P	
Commercial Recreation * (High Impact)	S								P		S	P	P	
Communication Services*							P	P	P	P	P	P	P	
Construction Sales and Service*									P	S	P	P	P	6-5G
Consumer Services*							P	P	P	P	P	P		
Convenience Storage*	S	S			S				S		P	P	P	6-5F
Food Sales (Convenience)*							P	S	P	P	S	P	S	
Food Sales (Limited)*					S		P	P	P	P	S			
Food Sales (General)*							S	P	P	P	S			
Funeral Services*							P	P	P	P	P			
Kennels*	P	S							S			P		6-5H
Laundry Services*									P	S	P	P	P	
Liquor Sales*		S							P	P				
Lodging *							S	P	P	P	P			
Personal Improvement							P	P	P	P	P	P		
Personal Services*					S		P	P	P	P	P	P		
Pet Services *							P	P	P	P	P			
Recreation Vehicle Sales and Storage*	S								S			S	S	
Research Services*	S						P	P	P	P	P	P		
Restaurants (Drive-In)*								S	P			S		
Restaurants (General)*							P	P	P	P	P	S		
Restricted (Adult) *Businesses									S			P	P	6.5I
Limited Retail Services							P	P	P	P	P			
Large Retail Services*							P	S	P	P	P			

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Use Types	AG	RR	R-1	R-2	R-3	MH	LC	UC	GC	CBD	BP	GI	HI	Supplementary Regulations
Mass Retail Services*									S					
Stables*	P	S												
Surplus Sales*									P	P	P	P	P	
Trade Services*							S	S	P	S	P	P	P	
Travel Centers							S		P		S	P	P	
Truck Stops*										S	S	S	P	
Veterinary Services*	S	S							P			P		
Gaming Facility*									P	S				
Parking Uses														
Parking Structure*							S		P	P	P	P	P	
Off -Street Parking*									P	P		P	P	Article 9
Industrial														
Construction Yards*											P	P	P	
Custom Manufacturing								P	P	S	P	P	P	
Light Industry*									S	P	P	P	P	
General Industry*											P	P	P	
Heavy Industry*													P	
Resource Extraction*	S												P	6-6 A
Salvage Services*													P	6-6 B
Warehousing*											P	P	P	
Construction Yards*												P	P	
Recycling Collection*									P			P	P	
Recycling Processing*												P	P	
Vehicle Storage (Long-Term)*									S		P	P	P	
Transportation Uses														
Aviation*	P										S		P	
Railroad Facilities*									S		S	P	P	
Transportation Terminal*							S		P		P	P	P	
Truck Terminal*												P		
Miscellaneous Uses														
Amateur Radio Tower	P	P	P	P	P	P	P	P	P	S	P	P	P	
Communications Tower	S	S							S	S		P	P	6-7B
Construction Batch Plant												P	P	
WECS	S	S	S	S	S	S	S	S	S			S	S	6-7C
Landfill (Non-Putrescible)*	S	S											S	6-7 A
Landfill (Putrescible)*	S												S	6-7 A
Alternative Energy Production Devices	S	S	S	S	S	S	S	S	S		S	S	S	

* Additional Site Plan Approval as set forth in Section 12-3

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4-14 AG – Agricultural District

Purpose: The AG district provides for and preserves the agricultural and rural use of land, while accommodating extremely low density residential development generally associated with agricultural uses. This district is designed to maintain permanent and comprehensive agricultural uses within the Plattsmouth extra-territorial jurisdiction. It recognizes that major agriculture has industrial aspects and negative effects on nearby neighborhoods that often create conflicts between agricultural and residential uses. In addition, land included in the urban reserve in the Comprehensive Plan should be retained in the AG district to prevent premature or inappropriate development.

TABLE 4.2: AG SITE DEVELOPMENT REGULATIONS		
Regulator	One-Family Units	Other Permitted Uses
Site Area per Housing Unit	10 Acres	NA
Minimum Lot Area	10 Acres	10 Acres
Minimum Lot Width (Feet)	300	300
Minimum Yards (Feet)		
Front Yard	50 (Note 1)	50
Side Yard	25	25
Street Side Yard	25	25
Rear Yard	35	35
Maximum Height (Feet)	35	35; 50 for Farm Buildings, 100 for Grain Storage Structures
Maximum Building Coverage	NA	NA
Maximum Impervious Coverage	NA	NA
Floor Area Ratio	NA	NA
Maximum Amount of Total Parking Located in Street Yard	NA	NA

Note 1: Front yard setback is measured from property line of platted lots. For unplatted lots along roads, residential structures shall be set back sufficiently to allow for future right-of-way dedications. This setback is typically 75 feet from the center line of the adjacent road. The Zoning Official may establish a different setback requirement based on the specific context of a parcel. The reason for any such variation shall be documented in writing by the Zoning Official.

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4-15 RR – Rural Residential District

Purpose: The RR district provides for the rural residential use of land, accommodating agriculture and very low density residential environments. It is designed for permanent development of relatively remote areas that are beyond the reach of Plattsmouth’s foreseeable urban development pattern, making eventual extension of urban services extremely unlikely. RR districts do not permit comprehensive agriculture, and are intended for areas where farming is not a primary, permanent land use. Subdivisions in RR districts generally will be developed to rural standards, with gravel roads, surface drainage, and individual water and wastewater management systems. In parts of the Plattsmouth jurisdiction with distinctive landforms, conservation development design is required to maintain the character of the land. These areas are designated by the ED - Environmental Resource overlay district and are subject to special standards and planning procedures set forth in Section 5-5 of the Zoning Ordinance. These standards encourage the preservation of important open space resources without reducing the density permitted the developer or property owner.

TABLE 4.3: RR SITE DEVELOPMENT REGULATIONS		
Regulator	One-Family Units	Other Permitted Uses
Site Area per Housing Unit	1 Acre	NA
Minimum Lot Area	1 Acre	1 Acre
Minimum Lot Width (Feet)	100	100
Minimum Yards (Feet)		
Front Yard	50	50
Side Yard	25	25
Street Side Yard	25	20
Rear Yard	35	35
Maximum Height (Feet)	36	36
Maximum Building Coverage	30%	30%
Maximum Impervious Coverage	40%	40%
Floor Area Ratio	NA	NA
Maximum Amount of Total Parking Located in Street Yard	NA	NA
Project Size Requiring Planned Development District (PD)	NA	NA

4-16 R-1 – Urban Residential Low-Density District

Purpose: The R-1 district is intended to provide for urban residential development, with gross densities generally below four units per acre. These areas generally include single-family detached and attached dwellings on relatively large lots with supporting community facilities and urban services, including city water and sanitary sewer service. The R-1 district will typically be used for single-family development that is provided with municipal water and sewer service.

Regulator	One-Family Detached	One-Family Attached (Note 2)	Other Permitted Uses
Site Area per Housing Unit	7,500	6,000	
Minimum Lot Area	7,500 Square Feet	5,000 per Unit	7,500
Minimum Lot Width (Feet)	75	45 per Unit	75
Minimum Yards (Feet)			
Front Yard	25	25	25
Side Yard (Note 1)	15	15	15
Street Side Yard	20	20	20
Rear Yard*	20	20	20
Maximum Height (Feet)	36	36	36
Maximum Building Coverage	40%	40%	40%
Maximum Impervious Coverage	50%	50%	50%
Floor Area Ratio	NA	NA	NA
Maximum Amount of Total Parking Located in Street Yard	NA	NA	NA

* The required rear yard area is calculated as 20 percent of the lot depth times the lot width. Provided that this minimum area is maintained, a portion of a residential structure may come as close as 10 feet from a rear lot line.

Note 1 - Zero Lot Line: Within a common development, one interior side yard may be equal to zero for single-family detached residential use if:

- A. The normal side yard setback requirement must be maintained adjacent to any lot with an existing structure not within the common development; or not otherwise designated for zero lot line use.
- B. An easement for maintenance of the zero lot line façade is prepared by the developer and filed with the Cass County Register of Deeds, the City Clerk, and the Zoning Official at the time of application for a building permit.

Note 2 - Single-Family Attached Development: Single-family attached development requires approval of a Planned Unit Development.

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4-17 R-2 – Urban Residential Medium-Density District

Purpose: The R-2 district is intended to provide for moderate density residential development, with gross densities generally between six and twelve units per acre. These developments are characterized by single-family dwellings on moderately-sized lots along with low-density multi-unit residential structures such as duplexes and townhouses approved by special use permit. It adapts to both established and developing neighborhoods, as well as transitions between single-family and multi-family areas.

Regulator	One-Family Detached	One-Family Attached	Duplex	Townhouse (Note 1)	Other Permitted Uses
Site Area per Housing Unit (Square Feet)					
In Conventional Development	5,000	5,000	4,000	3,000	
In Planned Developments	5,000	4,000	3,000	2,500	
Minimum Lot Area					
In Conventional Development	5,000	5,000	8,000	3,000	6,000
In Planned Unit Developments	4,000	4,000	6,000	2,500	6,000
Minimum Lot Width (Feet)					
In Conventional Development	75	45 per Unit	75	30	60
In Planned Unit Developments	45	40 per Unit	60	25	60
Minimum Yards (Feet) (Note 3)					
Front Yard	25	25	25	25	25
Side Yard (Note 2)	15	15	15	15	15
Street Side Yard	20	20	20	20	20
Rear Yard*	20	20	20	20	25
Maximum Height (Feet)	36	36	36	36	36
Maximum Building Coverage	40%	40%	40%	50%	50%
Maximum Impervious Coverage	50%	50%	50%	60%	60%
Floor Area Ratio	NA	NA	NA	NA	0.50
Maximum Amount of Total Parking Located in Street Yard	NA	NA	NA	NA	50%

* The required rear yard area is calculated as 20 percent of the lot depth times the lot width. Provided that this minimum area is maintained, a portion of a residential structure may come as close as 10 feet from a rear lot line.

Note 1 - Townhouse Development: No more than four units may be attached in a single townhouse structure within an R-2 district. Regulators are shown on a per unit basis.

Note 2 - Zero Lot Line or Single-Family Attached Development: Within a common development, one interior side yard may be equal to zero for single-family detached residential use if:

- A. The normal side yard setback requirement must be maintained adjacent to any lot with an existing structure not within the common development; or not otherwise designated for zero lot line use.
- B. An easement for maintenance of the zero lot line façade is prepared by the developer and filed with the Cass County Register of Deeds, the City Clerk, and the Building Official at the time of application for a building permit.

Note 3 - Flexible Yard Setbacks in Planned Unit Developments: The Planning Commission and City Council may vary required minimum setbacks in planned districts. However, the setback from the front facade of a garage to any public or private street right-of-way including the boundary of sidewalk(s) must be at least 20 feet.

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4-18 R-3 – Urban Residential High-Density District

Purpose: The R-3 district is intended to provide for low and medium density multi-family residential development, with gross densities above 12 units per acre. These developments often are characterized by low-rise buildings in multiple structure configurations, with an emphasis on open space, convenient parking, and, in many cases, common community facilities such as clubhouses and swimming pools. This district is also appropriate for larger townhouse complexes, while still accommodating lower density forms of development.

Regulator	One-Family Detached	One-Family Attached (Note 1)	Duplex	Townhouse (Note 1)	Multi-Family (Note 2)	Other Permitted Uses
Site Area per Housing Unit (SF)						
In Conventional Development	5,000	4,000	3,000	3,000	2,500	
In Planned Developments	4,000	3,000	2,500	2,500	1,500	
Minimum Lot Area						
In Conventional Development	5,000	4,000	6,000	3,000	10,000	5,000
In Planned Developments	4,000	3,000	5,000	2,500	10,000	5,000
Minimum Lot Width (Feet)						
In Conventional Development	50	40	50	25	100	50
In Planned Unit Developments	45	30	45	20	100	50
Minimum Yards (Feet) (Note 3)						
Front Yard	25	25	25	25	25	25
Side Yard	5	5	5	5	(Note 6)	(Note 6)
Street Side Yard	15	15	15	15	15	15
Rear Yard (Note 4)	20% of Lot Depth	20% of Lot Depth	20% of Lot Depth	20% of Lot Depth	20	35
Maximum Height (Feet)	36	36	36	36	72	72
Maximum Building Coverage	50%	50%	50%	60%	60%	60%
Maximum Impervious Coverage	60%	60%	60%	70%	70%	70%
Floor Area Ratio	NA	NA	NA	NA	0.50	0.50
Maximum Amount of Total Parking Located in Street Yard	NA	NA	NA	NA	50%	50%

Note 1 – One-Family Attached and Townhouse Development: Regulators are shown on a per unit basis. Side yard setbacks are indicated for detached building walls.

Note 2 - Multi-Family Development: Site area per unit may be reduced subject to approval of a special use permit by the City Council after a recommendation of the Planning Commission, or within a planned unit development.

Note 3 - Zero Lot Line and Single-Family Attached Development: Within a common development, one interior side yard may be equal to zero for single-family detached residential use if:

- A. The normal side yard setback requirement must be maintained adjacent to any lot with an existing structure not within the common development; or not otherwise designated for zero lot line use.
- B. An easement for maintenance of the zero lot line façade is prepared by the developer and filed with the Cass County Register of Deeds, the City Clerk, and the Building Official at the time of application for a building permit.

Note 4: The required rear yard area is calculated as the lesser of 20 feet or 20 percent of the lot depth to a minimum of 15 feet.

Note 5 - Flexible Yard Setbacks in Planned Unit Developments: The Planning Commission and City Council may vary required minimum setbacks in planned districts. However, the setback from the front facade of a garage to any public or private street right-of-way including the boundary of sidewalk(s) must be at least 20 feet.

Note 6 - Side Yard Set Back: Interior side yard is equal to five feet for each story of height.

Additional Requirements: Parking areas, accessory buildings, and garages must be at least five feet from a side or rear lot line. A greater separation from residential zoning districts may be required by Article 9.

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4-19 MH – Mobile Home Park Planned District

Purpose: The MH district recognizes that mobile home development, properly planned, can provide important opportunities for affordable housing. It provides opportunities for mobile home development within planned parks or subdivisions, along with the supporting services necessary to create quality residential neighborhoods.

Regulator	One-Family Detached and Mobile Home Units on Sub-Divided Lots	One-Family Attached and Townhouse (Note 1)	Duplex	Mobile Home Park (Note 2)	Other Permitted Uses
Site Area per Housing Unit (SF) In Conventional Development In Planned Developments	5,000 4,000	4,000 3,000	4,000 3,000	NA 4,000	
Minimum Lot Area In Conventional Development In Planned Developments	5,000 4,000	4,000 3,000	8,000 6,000	NA 2 Acres	6,000 6,000
Minimum Lot Width (Feet) In Conventional Development In Planned Developments	50 40	40 30	50 45	NA 100	60 60
Minimum Yards (Feet) (Note 3) Front Yard Side Yard (Note 4) Street Side Yard Rear Yard (Note 5)	25 5 25 20% of Lot Depth	25 10 25 20% of Lot Depth	25 5 25 20% of Lot Depth	35 35 35 35	25 10 25 25
Maximum Height (Feet)	36	36	36	36	36
Maximum Building Coverage	40%	40%	40%	NA	NA
Maximum Impervious Coverage	50%	50%	50%	50%	50%
Floor Area Ratio	NA	NA	NA	NA	0.50
Maximum Amount of Total Parking Located in Street Yard	NA	NA	NA	NA	50%

* The required rear yard area is calculated as 20 percent of the lot depth times the lot width. Provided that this minimum area is maintained, a portion of a residential structure may come as close as 10 feet from a rear lot line.

Note 1 –Single-Family Attached Townhouse Development: No more than four units may be attached in a single townhouse structure within an MH district. Regulators are shown on a per unit basis. Side yard setbacks are indicated for detached building walls.

Note 2 - Mobile Home Parks and Subdivisions: Complete development standards for mobile home parks and subdivisions are set forth in Section 6-3C.

Note 3 - Flexible Yard Setbacks in Planned Districts: The Planning Commission and City Council may vary required minimum setbacks in planned districts other than mobile home parks. However, the setback from the front facade of a garage to any public or private street right-of-way, including the boundary of sidewalks, must be at least 20 feet.

Note 4 - Zero Lot Line and Single-Family Attached Development: Within a common development, one interior side yard may be equal to zero for single-family detached residential use if:

- A. The normal side yard setback requirement must be maintained adjacent to any lot with an existing structure not within the common development, or not otherwise designated for zero lot line use.
- B. An easement for maintenance of the zero lot line façade is prepared by the developer and filed with the Cass County Register of Deeds, the City Clerk, and the Building Official at the time of application for a building permit.

Note 5: The required rear yard area is calculated as the lesser of 20 feet or 20 percent of the lot depth to a minimum of 15 feet.

4-20 LC – Limited Commercial and Office District

- A. Purpose: The LC district is intended for neighborhood shopping facilities serving the needs of residents of a surrounding residential area. Allowed commercial and office uses are generally compatible with nearby residential areas in scale and intensity. Site development regulations are intended to ensure compatibility in size, scale, and site characteristics with these residential environments. LC districts are generally most appropriate at intersections of collector and/or arterial streets, at the edge of residential areas, in planned commercial areas in newly developing residential districts, or at other locations where local commercial services are required.

TABLE 4.8: LC SITE DEVELOPMENT REGULATIONS FOR REGULAR LC DISTRICTS			
Regulator	Permitted Residential Uses	All Other Permitted Uses	
Site Area per Housing Unit (SF)	Same Standards as for the R-3 District	NA	
Minimum Lot Area		5,000	
Minimum Lot Width (Feet)		50	
Minimum Yards (Feet)		Lesser of 20% of Lot Depth or 15 Feet	
Front Yard (Note 1)			20
Side Yard			10
Street Side Yard			15
Rear Yard			
Maximum Height (Feet)		40	
Maximum Building Coverage		50%	
Maximum Impervious Coverage	70%		
Floor Area Ratio (Note 2)	0.50		
Maximum Amount of Total Parking Located in Street Yard	60%		

Note 1 – Flexible Yard Setbacks in Planned Unit Development Districts: The Planning Commission and City Council may vary required minimum setbacks in PUD districts. Along arterials designated in the City's Comprehensive Development Plan, the Public Works Director may require a deeper front-yard setback.

Note 2 - Flexible Floor Area Ratios in Planned Districts: The Planning Commission and City Council may increase the maximum floor area ratio for a development in a PUD district.

- B. Supplemental Development Regulations in for Office and Commercial Uses in the LC District: In order to maintain a residential character in community commercial areas in Plattsmouth, the following design standards shall apply to any office or commercial use developed within the LC district:
1. No single building shall have a building coverage area that exceeds 15,000 square feet without approval of a special use permit, as set forth in Section 12-4.
 2. No street-facing facade may have a continuous length of 100 feet or over without an offset in the building elevation equal to a dimension of at least five feet.
 3. Window area on each street-facing facade shall be equal to at least 20 percent of the area of that facade.
 4. No building facade facing a street shall have the appearance of a rear facade. Architectural details, including materials, textures, patterns, colors, and design features used on the front facade shall be incorporated into all facades facing public streets and easily visible to the public.
 5. All buildings and developments shall include a direct, clear, and safe pedestrian connection from adjacent public sidewalks to the entrances of buildings within the development.

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4-21 UC - Urban Corridor District

- A. Purpose: The UC district recognizes the mixed use character of major urban corridors, including traditional arterials such as Chicago Avenue and emerging mixed-use corridors. These corridors sometimes accommodate a combination of residential, commercial, and office uses. Design standards maintain their character as important urban streets. Some uses in the UC district will require development above normal standards in order to assure compatibility with surrounding uses.

TABLE 4.9: UC SITE DEVELOPMENT REGULATIONS						
Regulator	One-Family Detached	One-Family Attached (Note 1)	Duplex	Townhouse (Note 1)	Multi-Family	Other Permitted Uses
Site Area per Housing Unit (SF)						
In Conventional Development	5,000	4,000	3,000	3,000	2,000	
In Planned Developments	4,000	3,000	2,500	2,500	1,000	
Minimum Lot Area						
In Conventional Development	5,000	4,000	6,000	2,500	8,000	5,000
In Planned Unit Developments	4,000	3,000	5,000	2,000	8,000	5,000
Minimum Lot Width (Feet)						
In Conventional Development	50	40	60	25	80	40
In Planned Unit Developments	40	30	50	20	80	40
Minimum Yards (Feet)						
Front Yard	20	20	20	20	(Note 5)	(Note 5)
Side Yard (Notes 1, 3)	10	10	10	10	(Note 2)	10
Street Side Yard	10	10	10	10	10	10
Rear Yard	(Note 6)	(Note 6)	(Note 6)	(Note 6)	15	15
Maximum Height (Feet)	40	40	40	40	60	60
Maximum Building Coverage	50%	50%	50%	60%	60%	60%
Maximum Impervious Coverage	60%	60%	60%	70%	70%	70%
Floor Area Ratio	NA	NA	NA	NA	0.80	0.50
Maximum Amount of Total Parking Located in Street Yard	NA	NA	NA	NA	50%	50%

* The required rear yard area is calculated as 20 percent of the lot depth times the lot width. Provided that this minimum area is maintained, a portion of a residential structure may come as close as 10 feet from a rear lot line.

Note 1 - Single-Family Attached Townhouse Development: Regulators are shown on a per unit basis. Side yard setbacks are indicated for detached building walls.

Note 2 - Multi-Family Development: Interior side yard is equal to five feet for each story of height.

Note 3 - Zero Lot Line and Single-Family Attached Development: Within a common development, one interior side yard may be equal to zero for single-family detached residential use if:

- A. The normal side yard setback requirement must be maintained adjacent to any lot with an existing structure not within the common development, or not otherwise designated for zero lot line use.
- B. An easement for maintenance of the zero lot line façade is prepared by the developer and filed with the Cass County Register of Deeds, the City Clerk, and the Building Official at the time of application for a building permit.

Note 4 - Flexible Yard Setbacks in Planned Districts: The Planning Commission and City Council may vary required minimum setbacks in planned districts. However, the setback from the front facade of a garage to any public or private street right-of-way, including the boundary of sidewalks, must be at least 20 feet.

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Note 5 - Setbacks along Urban Corridors: Normal minimum front yard setback is 25 feet. Front yard setback may be reduced to 15 feet if:

- A. No parking is placed within the street yard.
- B. The entire street yard area is landscaped, with the exception of driveways to parking areas or pedestrian accesses to the principal building on the site.

This setback flexibility shall not be applied on any street designated as a major arterial by the City's Comprehensive Development Plan without the specific approval of the City's Public Works Director.

Note 6: The required rear yard area is calculated as the lesser of 20 feet or 20 percent of the lot depth to a minimum of 15 feet.

- B. Supplemental Development Regulations in for Office and Commercial Uses in the UC District: In order to maintain the fine-grained character of major mixed use corridors in Plattsmouth, the following design standards shall apply to any office or commercial use developed within the UC district:
 - 1. No single building shall have a building coverage area that exceeds 10,000 square feet without approval of a special use permit, as set forth in Section 12-4.
 - 2. No street-facing facade may have a continuous length of 50 feet or over without an offset in the building elevation equal to a dimension of at least five feet.
 - 3. Window area on each street-facing facade shall be equal to at least 20 percent of the area of that facade.
 - 4. Exterior materials shall be brick, stone, wood clapboard, or other exterior materials typical of exterior building materials in common use in Plattsmouth's residential districts or central business district.
 - 5. The dominant roof form shall be a pitched or gabled roof with a minimum roof slope equal to one foot of vertical height to every three feet of horizontal distance. Permitted roof materials may include asphalt shingles, slate or simulated slate shingles, standing seam metal, or other similar roof materials.
 - 6. Each site design shall provide a clear and safe method of pedestrian circulation along the street right-of-way and between the street right-of-way and a principal customer entrance of the business.

4-22 GC – General Commercial District

Purpose: The GC district is intended for commercial facilities which serve the needs of markets ranging from several neighborhoods to the overall region. While allowed commercial and office uses are generally compatible with nearby residential areas, traffic and operating characteristics may have more negative effects on residential neighborhoods than those permitted in the LC district. GC districts are appropriate at major intersections, at the junction of several neighborhoods, or at substantial commercial sub-centers.

Regulator	Permitted Residential Uses	All Other Permitted Uses
Minimum Lot Area	Same Standards as for the R-3 High Density Residential District	5,000
Minimum Lot Width (Feet)		50
Minimum Yards (Feet)		
Front Yard (Note 1)		10
Side Yard		0
Street Side Yard		10
Rear Yard		10
Maximum Height (Feet)		60
Maximum Building Coverage		70%
Maximum Impervious Coverage		80%
Floor Area Ratio (Note 2)		1.0
Maximum Amount of Total Parking Located in Street Yard		100%

Note 1 - Flexible Yard Setbacks in Planned Unit Development Districts: The Planning Commission and City Council may vary required minimum setbacks in PUD districts. Along arterials designated in the City's Comprehensive Development Plan, the Public Works Director may require a deeper front-yard setback.

Note 2 - Flexible Floor Area Ratios in Planned Districts: The Planning Commission and City Council may increase the maximum floor area ratio for a development in a PUD district.

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4-23 CB – Central Business District

A. Purpose: The CB district provides appropriate development regulations for downtown Plattsburgh, the city's central business district. The grouping of uses is designed to strengthen the town center's role as a center for trade, service, and civic life. Mixed uses are allowed and encouraged within the CB district.

Regulator	1-Family Detached	1-family Attached (Note 3)	Duplex	Townhouses (Note 3)	Other Permitted Residential Uses	All Other Permitted Uses
Site Area per Housing Unit (SF)	4,000	3,000	2,500	2,500	1,000	NA
Minimum Lot Area	4,000	3,000	5,000	2,000	5,000	None
Minimum Lot Width (Feet)	40	30	50	20	No Requirement	No Requirement
Minimum Yards (Feet)						
Front Yard	20	20	20	20	0	0
Side Yard	10	10	10	10	0	0
Street Side Yard	10	10	10	10	0	0
Rear Yard*	Note 2	Note 2	Note 2	Note 2	0	0
Maximum Height (Feet)	40	40	40	40	No Limit	No Limit
Maximum Building Coverage	50%	50%	50%	60%	100%	100%
Maximum Impervious Coverage	60%	60%	60%	70%	100%	100%
Floor Area Ratio (Note 1)	NA	NA	NA	NA	NA	5.0
Maximum Amount of Total Parking Located in Street Yard	NA	NA	NA	NA	NA	0% Along Main Street between Third and Sixth Streets; 50% in Other Areas

Note 1 - Flexible Floor Area Ratios in Planned Unit Development Districts: The Planning Commission and City Council may increase the maximum floor area ratio for a development in a planned district.

Note 2- Rear Yard: The required rear yard area is calculated as the lesser of 20 feet or 20% of the lot depth of a minimum 15 feet.

Note 3-Single-Family Attached Townhouse Development: Regulators are shown on a per unit basis. Side yard setbacks are indicated for detached building walls.

B. Special Regulations and Standards:

1. All new projects developed in the CB district shall be subject to approval of a special use permit by the City Council, after the recommendation of the Planning Commission.
2. New developments in the CB district shall be consistent with the standards of the civic corridor design overlay district, with additional or modified standards established in this section.
3. No building facade facing a street shall have the appearance of a rear facade. Architectural details, including materials, textures, patterns, colors, and design features used on the front facade shall be incorporated into all facades facing public streets and easily visible to the public. All facades with frontage along Main Street shall be designed as front building facades.
4. At least 60 percent of the frontage of any new building along Main Street shall be built to the street property line. Parking shall not be allowed between a building façade and the Main Street right-of-way line.
5. All buildings and developments shall include a direct, clear, and safe pedestrian connection from adjacent public sidewalks to the entrances of buildings within the development.

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6. For commercial buildings, transparency and visibility on the street are important virtues in the CB district. Street level facades should be at least 50 percent transparent, composed of windows and doors. Window shapes and sizes should be consistent with historic precedents along Main Street. Typically, historic storefronts included multiple, individual windows rather than the wider sweeps of glass typical of contemporary storefronts. This pattern should generally be maintained in new development. New projects along Main Street shall maintain the overall character and rhythm of buildings within the Plattsburgh National Register District.
7. Upper story commercial facades should similarly be transparent, with windows comprising a minimum of 40 percent of the front façade area. Window shapes are most typically vertical, with ornamental elements such as arches frequently employed.
8. Any single-family detached, single-family attached, duplex, two-family or townhouse residential use lawfully established on the effective date of this ordinance shall be presumed to have an approved special use permit.

4-24 BP – Business Park District

Purpose: The BP district is designed to promote the development of planned business parks that accommodate corporate offices, research facilities, and structures that can combine office, distribution, and limited industrial uses. These facilities serve a more regional audience, but may provide services to local residents. They usually include extensive landscaping, abundant parking facilities, and good visual and pedestrian relationships among buildings.

Regulator	Permitted Uses
Minimum District Size (SF)	One Acre
Minimum Lot Area (SF)	10,000
Minimum Lot Width (Feet)	100
Minimum Yards (Feet)	
Front Yard (Note 1)	20
Side Yard	10
Street Side Yard	15
Rear Yard	15
Maximum Height (Feet)	40
Maximum Building Coverage	50%
Maximum Impervious Coverage	70%
Floor Area Ratio (Note 2)	2.0
Maximum Amount of Total Parking Located in Street Yard	50%

Note 1 - Flexible Yard Setbacks in Planned Unit Development Districts: The Planning Commission and City Council may vary required minimum setbacks in PUD districts. Along arterials designated in the City's Comprehensive Development Plan, the Public Works Director may require a deeper front-yard setback.

Note 2 - Flexible Floor Area Ratios in Planned Unit Development Districts: The Planning Commission and City Council may increase the maximum floor area ratio for a development in a PUD district.

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4-25 GI – General Industrial District

Purpose: The GI district is intended to reserve sites appropriate for the location of industrial uses with relatively limited environmental effects. The district is designed to provide appropriate space and regulations to encourage good quality industrial development, while assuring that facilities are served with adequate parking and loading facilities.

TABLE 4.13: GI SITE DEVELOPMENT REGULATIONS	
Regulator	Permitted Uses
Minimum District Size (SF)	5,000
Minimum Lot Area (SF)	5,000
Minimum Lot Width (Feet)	50
Minimum Yards (Feet)	
Front Yard (Note 1)	15
Side Yard	0
Street Side Yard	10
Rear Yard	10
Maximum Height (Feet)	72
Maximum Building Coverage	70%
Maximum Impervious Coverage	90%
Floor Area Ratio (Note 2)	1.0
Maximum Amount of Total Parking Located in Street Yard	100%

Note 1 - Flexible Yard Setbacks in Planned Unit Development Districts: The Planning Commission and City Council may vary required minimum setbacks in PUD districts. Along arterials designated in the City's Comprehensive Development Plan, the Public Works Director may require a deeper front-yard setback.

Note 2 - Flexible Floor Area Ratios in Planned Unit Development Districts: The Planning Commission and City Council may increase the maximum floor area ratio for a development in a PUD district.

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4-26 HI – Heavy Industrial District

Purpose: The HI district is intended to accommodate a wide variety of industrial uses, some of which may have significant external effects. These uses may have operating characteristics that create conflicts with lower-intensity surrounding land uses. The district provides the reservation of land for these activities and includes buffering requirements to reduce incompatibility.

Regulator	Permitted Uses
Minimum District Size (SF)	10,000
Minimum Lot Area (SF)	10,000
Minimum Lot Width (Feet)	100
Minimum Yards (Feet)	
Front Yard (Note 1)	15
Side Yard	0
Street Side Yard	10
Rear Yard	10
Maximum Height (Feet)	72
Maximum Building Coverage	85%
Maximum Impervious Coverage	100%
Floor Area Ratio (Note 2)	2.0
Maximum Amount of Total Parking Located in Street Yard	100%

Note 1 - Flexible Yard Setbacks in Planned Unit Development Districts: The Planning Commission and City Council may vary required minimum setbacks in PUD districts. Along arterials designated in the City's Comprehensive Development Plan, the Public Works Director may require a deeper front-yard setback.

Note 2 - Flexible Floor Area Ratios in Planned Unit Development Districts: The Planning Commission and City Council may increase the maximum floor area ratio for a development in a PUD district.

4-27 Concordance between Comprehensive Development Plan Land Use Categories and Zoning Districts

- A. General Purpose: Under Nebraska State Statutes, the municipal power to adopt zoning regulations requires approval of a Comprehensive Development Plan, and that the application and administration of such zoning regulations be in accordance with the Comprehensive Development Plan (*Nebraska Rev. Stat. § 19-901-903*). The Plattsmouth Comprehensive Development Plan establishes various land use categories to establish a future vision of the city's urban development and to guide development decisions. These categories provide for general policies and ranges of land uses, but do not represent specific zoning districts. This article establishes a concordance between the future land use categories set forth by the comprehensive development plan and the zoning districts that implement the objectives of these categories.

- B. Comprehensive Plan Land Use Categories and Corresponding Zoning Districts: The accompanying table sets forth the future land use categories of the Comprehensive Development Plan and the zoning districts appropriate to each of these categories. Zoning districts established within each of these categories shall be considered consistent with the city's comprehensive development plan. This, however, shall not be interpreted to require the city to approve a rezoning application or specific project solely on the basis of consistency with this table.

Future Land Use Plan Category	Appropriate Zoning Districts
Urban Reserve	AG
Rural Residential/Residential Estates	RR, R-1
Low-Density Residential	RE, R-1, R-2, MH
Medium-Density Residential	R-1, R-2, MH
High-Density Residential	R-3

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TABLE 4.15: FUTURE LAND USE	
Future Land Use Plan Category	Appropriate Zoning Districts
Commercial	LC, GC, MU
Mixed Use 1	R-3, LC, UC, MU
Mixed Use 2	R-3, LC, GC, MU
Mixed Use 3	GC, BP, GI, MU
Downtown Mixed Use	CB
Business Park	BP, GC
Industrial	GI, HI

4-28 Large Project Special Use Permit

- A. Purpose: The large project special use permit process applies to projects of sufficient size or scale to require public comment and individual review by the Planning Commission and City Council. In order to avoid duplication, this process is intended for projects that would not otherwise receive individual public review or are outside of PUD or MU Districts that offer similar levels of review and control.
- B. Application and Procedures: The following projects require approval of a special use permit, including application of criteria established by Section 12-4.

TABLE 4.16: MINIMUM THRESHOLD REQUIRING L DISTRICT AND SPECIAL USE PERMIT APPROVAL	
<u>Zoning District</u>	
R-2	Townhouse projects with over five acres or 30 units. Other permitted non-residential uses on sites of 10 or more acres.
R-3	Townhouse or multi-family projects with over 10 acres or 60 units. Other permitted non-residential uses on sites of 10 or more acres.
LC	Townhouse or multi-family projects with over five acres or 30 units. Other permitted non-residential uses on sites of five or more acres or a building area of 40,000 SF or more.
UC	Townhouse or multi-family projects with over five acres or 30 units. Other permitted non-residential uses on sites of five or more acres or a building area of 40,000 SF or more.
GC	Eight or more acres or building area of 60,000 SF or more.
CB	All new construction projects.
LI, BP	Eight or more acres or building area of 80,000 SF or more.
GI, HI	Ten or more acres or building area of 100,000 SF or more.