

## **33.613 Lots in Commercial/ Mixed Use and CI Zones**

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# **613**

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### **33.613.010 Purpose**

Because of the wide range of uses allowed in the commercial/mixed use and CI zones, the amount of land needed for developments varies, as does the size and shape. Most lots in commercial/mixed use and CI zones have one structure, along with accessory uses, but some lots support more than one structure and use. Because of this variety of potential development, there are no specific lot dimension standards except for a minimum front lot line requirement that ensures that lots do not narrow to an unworkable width at the street. The area, width and depth of each lot is evaluated for the development proposed, taking into consideration the location and characteristics of the site.

This chapter works in conjunction with other chapters of this Title to ensure that the land division creates lots that can support appropriate development and uses in accordance with the planned intensity of each zone.

### **33.613.020 Where This Standard and Approval Criterion Applies**

The standard and approval criterion of this chapter apply to land divisions in the commercial/mixed use and CI zones.

### **33.613.100 Minimum Front Lot Line Standard**

Each lot must have a front lot line that is at least 10 feet long.

### **33.613.200 Minimum Lot Area, Width and Depth Approval Criterion**

There are no minimum lot area, width or depth standards. Lots must be of a size, shape, and orientation that is appropriate for the location of the land division and for the type of development and use that is contemplated.

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