

DIVISION 12. ZONE DISTRICT REGULATIONS FOR THE HP - CORAZON DE TRINIDAD HISTORICAL PRESERVATION DISTRICT.

Section 14-85. Uses permitted by right.

- (1)¹ All uses permitted in the CC - Community Commercial except churches and schools or other public or semi-public uses. (Ord. 1630, eff., 5/26/00)
- (2) All uses permitted in the NS - Neighborhood Service District.
- (3) All uses permitted in the HDR - High Density Residential District.
- (4) All uses permitted in the MDR - Medium Density Residential District.
- (5) Antique and art shops.
- (6) Museums, public or non-profit relating to the history and character of this District.
- (7) Accessory buildings and uses customarily incident to the uses permitted in this District.

Section 14-86. Conditional uses.

(1) The following conditional uses may be permitted within the Corazone de Trinidad Historical Preservation District:

- (a) Electric substations and gas regulator stations.
- (b) Fire stations, police stations and telephone stations.
- (c) Water reservoirs, water storage tanks, water pumping stations and sewer lift stations.
- (d) Churches and schools or other public or semi-public uses.

(2) For each instance, the Commission shall be provided with site development plans showing the proposed development or use and its relationship to adjacent properties. The site development shall show existing contours of the site at two foot (2') intervals, the location of improvements on the site, the height and bulk of proposed structures, description and placement of screening or screen planting, availability of utilities if applicable, and a statement of the time-sequence of development and environmental impact on properties in the immediate vicinity.

Section 14-87. Building height limit.

Except as provided in Section 14-101, the height regulations are as follows:

- (1) No dwelling or accessory structure to a dwelling shall exceed three and one-half (3 ½) stories or

¹ Chapter 14, Article 4, Division 12, Section 14-85(1) is repealed and reenacted. (Ord. 1630, eff., 5/26/00)

thirty-five feet (35') in height.

(2) No structure to be used for commercial purposes shall exceed five (5) stories or fifty feet (50') in height.

Section 14-88. Area regulations.

Except as provided in Section 14-101, the area regulations are as follows:

(1) Minimum floor area:

- (a) Eight hundred (800) square feet per single family dwelling.
- (b) Four hundred (400) square feet per multiple family dwelling unit.
- (c) No minimum requirements for commercial uses as set forth in the NS and CC Zone Districts.

(2) Minimum lot area:

- (a) Six thousand (6,000) square feet per dwelling.
- (b) For all conditional uses, six thousand (6,000) square feet unless otherwise specified by the Commission.
- (c) No minimum requirement for commercial uses as set forth in the NS and CC Zone Districts.
- (d) No minimum requirement for other uses by right listed in this Section 14-85.

(3) Minimum lot frontage:

- (a) Fifty feet (50') for residential uses.
- (b) No minimum requirement for commercial uses as set forth in the NS and CC Zone District.

(4) Minimum front yard:

- (a) Measured from the front property line, there shall be a front yard of not less than twenty-five feet (25') for all single family dwellings, unless otherwise specified by the Commission.
- (b) No minimum requirement for multiple family residential uses or commercial uses as set forth in the HDR, NS or CC Zone Districts, except for motor fuel pumps which shall be erected not less than twenty five feet (25') from the front property line.

(c) No minimum requirement for other uses by right as listed in Section 14-85.

(5) Minimum rear yard:

(a) Measured from the rear property line, every single family dwelling or accessory building thereto shall have a rear yard of not less than ten feet (10').

(b) No minimum requirements for multiple family or commercial uses as set forth in the HDR, NS or CC Zone Districts.

(c) No minimum requirement for other uses by right as listed in Section 14-85.

(6) Minimum side yard:

(a) For single family dwellings measured from the side property lines, there shall be side yards of not less than ten feet (10') on each side of the lot.

(b) No minimum requirements for multiple family or commercial uses as set forth in the HDR, NS or CC Zone Districts.

(c) No minimum requirements for other uses by right as listed in Section 14-85.

(d) For multiple family dwellings density shall not exceed twenty-five (25) dwelling units per acre of residential area.