

Excellent High Traffic Location
Retail or Boat/Auto Dealership



NEDDE

real  estate

1795 Shelburne Road
South Burlington, VT
For Lease

Prime Location

Attract maximum exposure for your business at this location on busy Shelburne Road. Features excellent signage at a signaled intersection with ample parking. Space features extra tall ceilings with floor to ceiling windows and garage with 3 drive-in doors. Previous tenant was Poulin Auto. Great location for an auto dealership on the main dealership corridor. Extra land for building expansion.



Amenities

Public water/sewer and independently metered natural gas and electric. Current annual taxes are \$29,341.29.

Offered

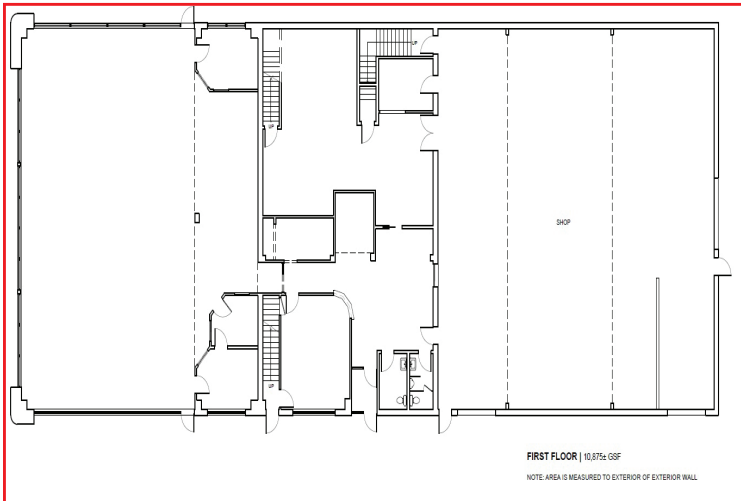
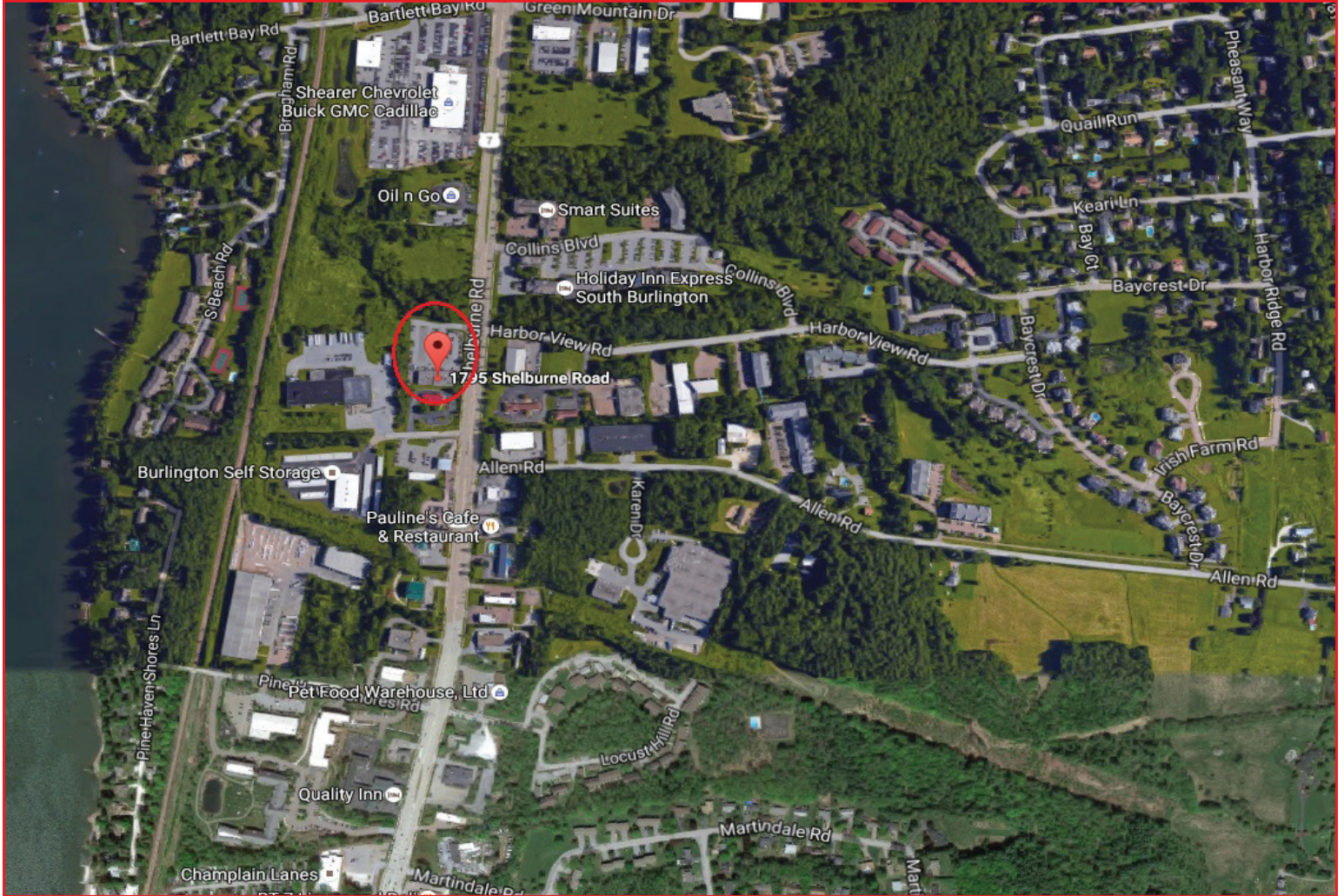
For Lease \$17,000/Mo.
CAM TBD
Square Footage 13,531 +/- SF
Acreage 1.24 Acres
Property Type Retail / Boat or Auto Dealership

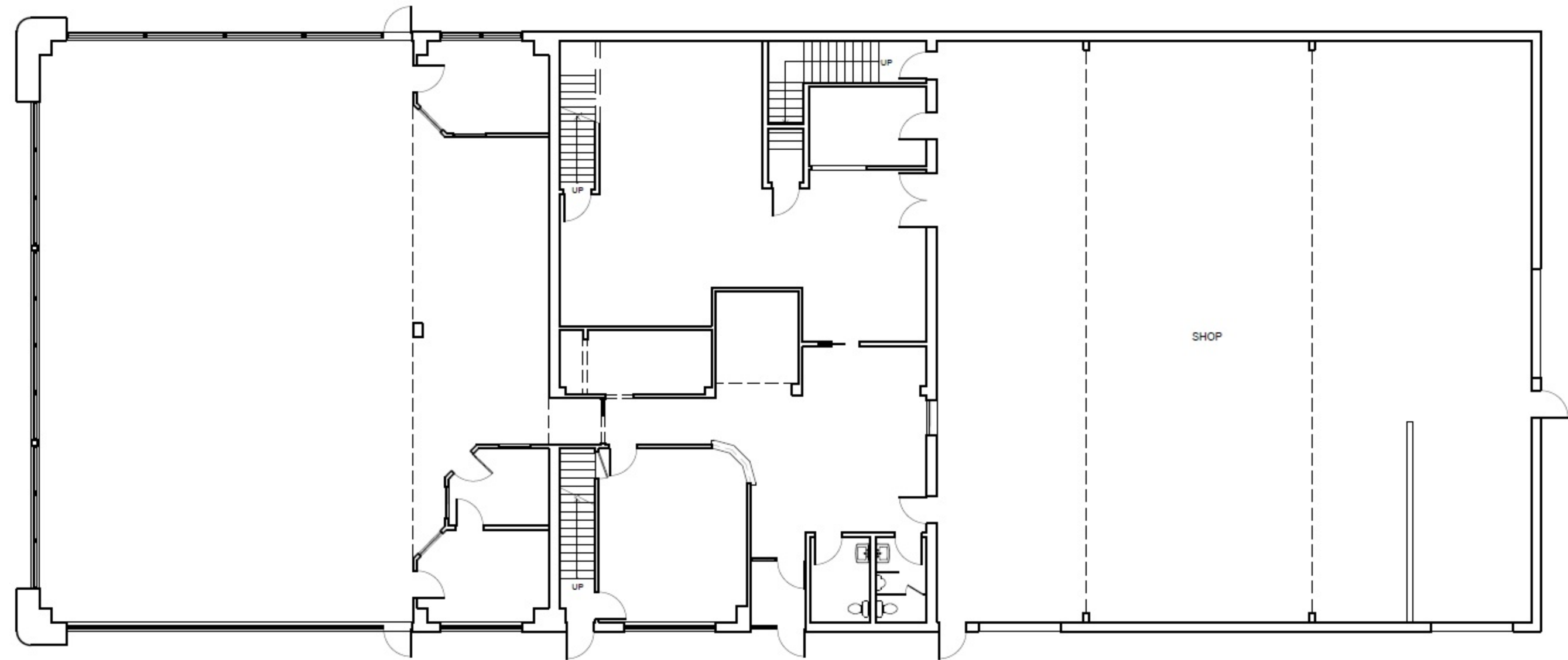


NEDDE

real  estate

1795 Shelburne Road
South Burlington, Vermont
For Lease





FIRST FLOOR | 10,875± GSF

NOTE: AREA IS MEASURED TO EXTERIOR OF EXTERIOR WALL

POULIN AUTO | 1785-1795 Shelburne Road
EXISTING CONDITIONS | FIRST FLOOR SCALE: 3/32" = 1'-0"

NEDDE
real estate

September 21, 2016

1

CIVIL ENGINEER

CIVIL ENGINEERING ASSOCIATE, INC.
10 BANGS VENTURE ADMINISTRATION, 17 ORND
BURLINGTON, VT 05401-1001 TEL: 802-249-1001 FAX: 802-249-1002 WWW: CIVIL-ENG-ASSOCIATE.COM

DATE: GAC
CHECKED: C/JG
APPROVED: SAV

CLIENT: **CATAMOUNT/ SOUTH BURLINGTON, LLC**

210 COLLEGE ST.
BURLINGTON VERMONT
05401

PROJECT: **PROPOSED ACCESS**

1705 SHELBURNE RD
SOUTH BURLINGTON, VT

LOCATION MAP
NOT TO SCALE

EXISTING CONDITIONS SITE PLAN

DATE: 3/23/2016
SCALE: 1" = 40'
PROJECT NO.: 08105

DATE: 3/23/2016
SCALE: 1" = 40'
PROJECT NO.: 08105



SITE ENGINEER:
CIVIL ENGINEERING ASSOCIATES, INC.
 10 WANSFORD VIEW LANE, SOUTH BURLINGTON, VT 05403
 802-864-2223 FAX: 802-864-2771 WWW.CEA-INC.COM
 CONTRACT © 2016 - ALL RIGHTS RESERVED

CLIENT:
CATAMOUNTI SOUTH BURLINGTON, LLC
 210 COLLEGE ST. BURLINGTON VERMONT 05401

PROJECT:
PROPOSED ACCESS
 1795 SHELBURNE RD SOUTH BURLINGTON, VT

DATE: 3/23/2016
SCALE: 1" = 40'
PROJ. NO.: 06105

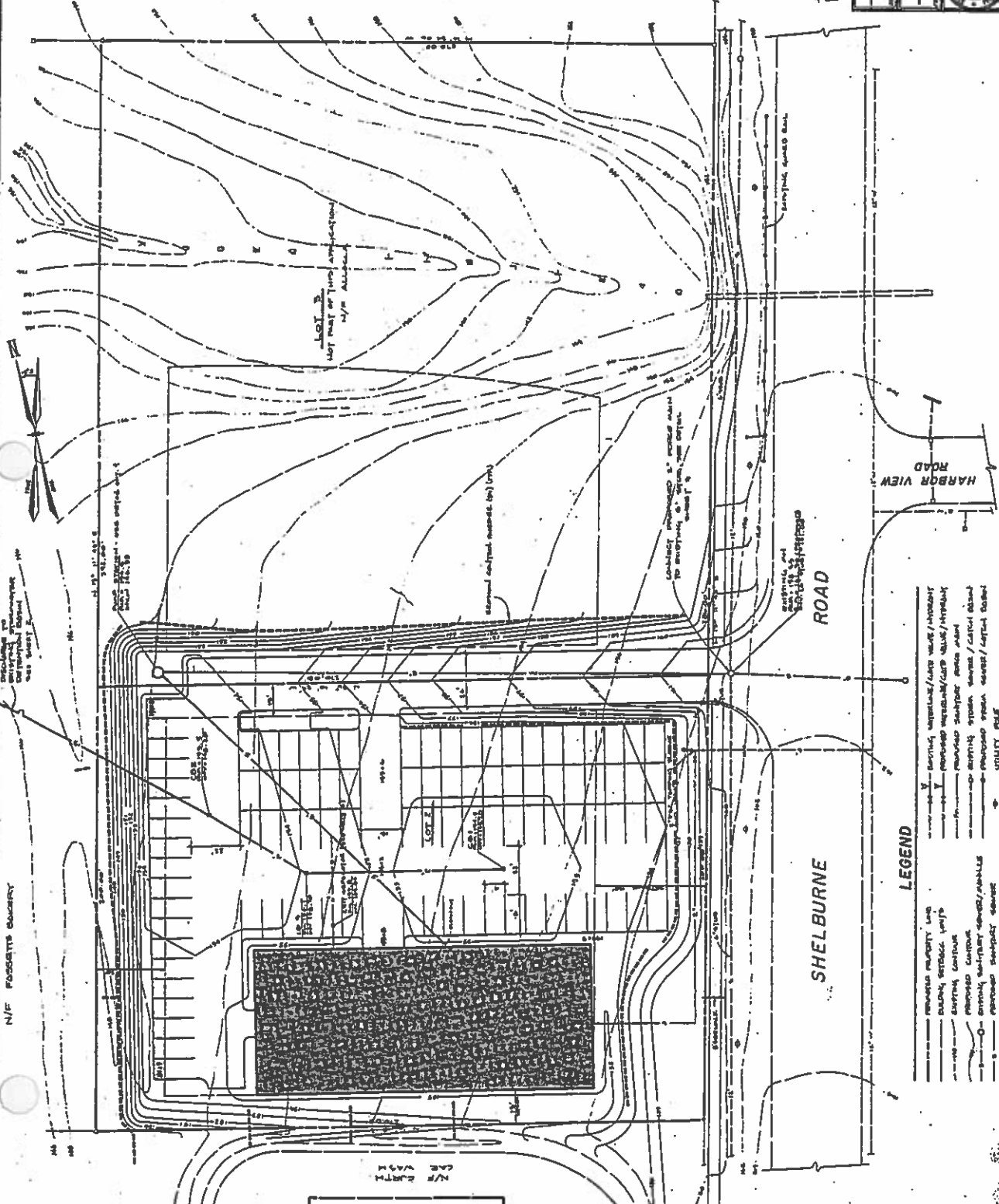
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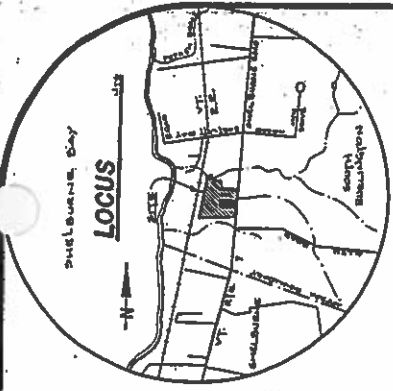


GENERAL NOTES (APPLIES TO ALL SHEETS)

- UTILITIES SHOWN DO NOT SUPPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED ON OR ADJACENT TO THE SITE. THE CONTRACTOR SHALL FIELD VERIFY ALL UTILITY CONFLICTS. ALL DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER. THE CONTRACTOR SHALL CONTACT DIG SAFE (888-344-7233) PRIOR TO ANY CONSTRUCTION.
- ALL EXISTING UTILITIES NOT INCORPORATED INTO THE FINAL DESIGN SHALL BE REMOVED OR ABANDONED AS INDICATED ON THE PLANS OR DIRECTED BY THE ENGINEER.
- THE CONTRACTOR SHALL MAINTAIN AS-BUILT PLANS (WITH TIES) FOR ALL UNDERGROUND UTILITIES. THOSE PLANS SHALL BE SUBMITTED TO THE OWNER AT THE COMPLETION OF THE PROJECT.
- THE CONTRACTOR SHALL REPAIR/RESTORE ALL DISTURBED AREAS (ON OR OFF THE SITE) AS A DIRECT OR INDIRECT RESULT OF THE CONSTRUCTION.
- ALL GRASSED AREAS SHALL BE MAINTAINED UNTIL FULL VEGETATION IS ESTABLISHED.
- MAINTAIN ALL TREES OUTSIDE OF CONSTRUCTION LIMITS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK NECESSARY FOR COMPLETE A/D OPERABLE FACILITIES AND UTILITIES.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL ITEMS AND MATERIALS INCORPORATED INTO THE SITE WORK. WORK SHALL NOT BEGIN ON ANY ITEM UNTIL SHOP DRAWING APPROVAL IS GRANTED.
- IN ADDITION TO THE REQUIREMENTS SET IN THESE PLANS AND SPECIFICATIONS, THE CONTRACTOR SHALL COMPLETE THE WORK IN ACCORDANCE WITH ALL PERMIT CONDITIONS AND ANY LOCAL PUBLIC WORKS STANDARDS.
- THE TOLERANCE FOR FINISH GRADES FOR ALL PAVEMENT, WALKWAYS AND LAWN AREAS SHALL BE 0.1 FEET.
- ANY DEMANDING NECESSARY FOR THE COMPLETION OF THE SITEWORK SHALL BE CONSIDERED AS PART OF THE CONTRACT AND SHALL BE THE CONTRACTORS RESPONSIBILITY.
- THE CONTRACTOR SHALL COORDINATE ALL WORK WITHIN TOWN ROAD R.O.W. WITH TOWN AUTHORITIES.
- THE CONTRACTOR SHALL INSTALL THE ELECTRICAL CABLE AND TELEPHONE SERVICES IN ACCORDANCE WITH THE UTILITY COMPANIES REQUIREMENTS.
- EXISTING PAVEMENT AND TREE STUMPS TO BE REMOVED SHALL BE DISPOSED OF AT AN APPROVED OFF-SITE LOCATION. PAVEMENT CUTS SHALL BE MADE WITH A PAVEMENT SAW.
- IF THERE ARE ANY CONFLICTS OR INCONSISTENCIES WITH THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR VERIFICATION BEFORE WORK CONTINUES ON THE ITEM IN QUESTION.
- PROPERTY LINE INFORMATION IS APPROXIMATE AND BASED ON EXISTING TAX MAP INFORMATION. THIS PLAN IS NOT A BOUNDARY SURVEY AND IS NOT INTENDED TO BE USED AS ONE.
- IF THE BUILDING IS TO BE SPRINKLERED, BACKFLOW PREVENTION SHALL BE PROVIDED IN ACCORDANCE WITH ANNA M14. THE SITE CONTRACTOR SHALL CONSTRUCT THE WATER LINE TO TWO FEET ABOVE THE FINISHED FLOOR. SEE MECHANICAL PLANS FOR RISER DETAIL.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE CONTRACT DOCUMENTS, TYPICAL FOR CONCRETE AND SOIL TESTING.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT AND FIELD WORK REQUIRED FOR COMPLETION OF THE PROJECT. CIVIL ENGINEERING ASSOCIATES WILL PROVIDE AN AUTOCAD FILE WHERE APPLICABLE.



- LEGEND**
- 3" x 6" concrete curb
 - 4" x 6" concrete curb
 - 6" x 6" concrete curb
 - 8" x 6" concrete curb
 - 10" x 6" concrete curb
 - 12" x 6" concrete curb
 - 14" x 6" concrete curb
 - 16" x 6" concrete curb
 - 18" x 6" concrete curb
 - 20" x 6" concrete curb
 - 22" x 6" concrete curb
 - 24" x 6" concrete curb
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 - 86" x 6" concrete curb
 - 88" x 6" concrete curb
 - 90" x 6" concrete curb
 - 92" x 6" concrete curb
 - 94" x 6" concrete curb
 - 96" x 6" concrete curb
 - 98" x 6" concrete curb
 - 100" x 6" concrete curb



NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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20. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

Approved by resolution of the Planning Commission of the City of Shelburne, Vermont on the 15th day of October, 1971, subject to the approval of the State of Vermont and the Department of Public Safety.

[Signature]
 Mayor

SCALE: 1" = 20'

FRANK ALLOCCA PROPERTY

FITZPATRICK - FLEWELLYN
 ARCHITECTS
 100 W. MAIN ST.
 WILKESBORO, VT. 05491
 TEL. 802-253-1111

DATE: 07/11/71
 SHEET: 1 OF 1
 PROJECT: FRANK ALLOCCA PROPERTY



Bartlett Bay Rd

Bartlett Bay Rd
Green Mountain Dr

Shearer Chevrolet
Buick GMC Cadillac

Oil n Go

Smart Suites

Collins Blvd

Holiday Inn Express
South Burlington

Shelburne Rd

1795 Shelburne Road

Harbor View Rd

Collins Blvd

Harbor View Rd

Quail Run

Keari Ln

Bay Ct

Baycrest Dr

Pleasant Way

Harbor Ridge Rd

S Beach Rd

Burlington Self Storage

Allen Rd

Pauline's Cafe
& Restaurant

Karen Dr

Allen Rd

Irish Farm Rd

Baycrest Dr

Allen Rd

Pine Haven Shores Ln

Pine Haven Shores Rd
Pet Food Warehouse, Ltd

Locust Hill Rd

Quality Inn

Martindale Rd

Champlain Lanes

RT 7 Liquor and Deli

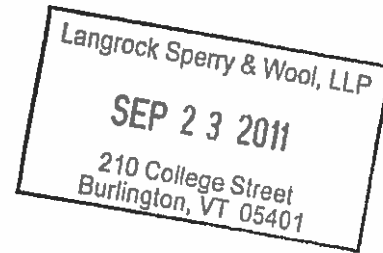
Martindale Rd

Martin

LLEWELLYN · HOWLEY
 I N C O R P O R A T E D

September 20, 2011

Ms. Jessanne Wyman
 Regional Engineer
 DEC, Wastewater Management Division
 111 West Street
 Essex Junction, Vermont 05452



Re: 1785-1795 Shelburne Road
 Public Buildings Permit PB-4-1430
 Certification
 File: 2011035

CITY CLERK'S OFFICE
 Received Oct 03, 2011 11:30A
 Recorded in VOL: 1029 PG: 235-237
 DF So. Burlington Land Records
 Attest:
 Donna Kinville
 City Clerk

Dear Jessanne:

Public Buildings Permit PB-4-1430 was issued to Peter Bouyea on March 7, 1988 for the construction of a 13,350 square foot building (automobile dealership) at 1785 Shelburne Road, South Burlington, Vermont. This project was permitted under Land Use Permit #4CO339-6.

Condition #8 of the Public Building Permit required a licensed professional engineer, registered in the State of Vermont, to generally supervise the construction of the sanitary sewer line and submit a written notification to the Division, certifying the construction was completed in accordance with the approved plans. FitzPatrick-Llewellyn staff persons were on-site at various times during construction, however, we have no records to document the sewer and pump station construction.

The building is presently vacant. On Monday September 19, 2011, I met on-site with the property owner, William Savoie. Twenty-two plus years have passed since the project was constructed. Over that time, no changes were noted to the wastewater disposal system that consists of a sewer line to a wastewater pump station and force main to a sanitary sewer in Shelburne Road. See attached Site Plan prepared by FitzPatrick-Llewellyn Incorporated, dated September 1987.

There is little physical evidence to identify the wastewater disposal system. The sewer, as designed, originates at approximately the midpoint of the northern wall of the building. This location does correspond to the interior location of the bathrooms. A grit separator (cover is visible in the parking lot) is found in the design location. The pump station is located as shown on the design drawings. Mr. Savoie stated that the pump station received periodic

Ms. Jessanne Wyman
September 20, 2011
Page 2 of 2

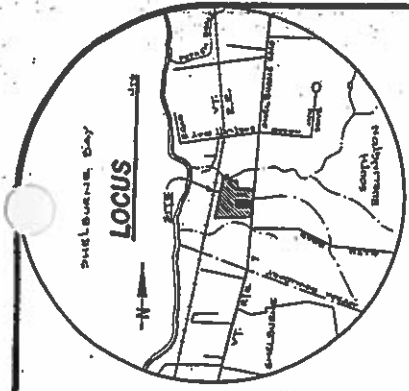
maintenance as required. The force main was designed to discharge to a manhole in Shelburne Road. A manhole is found in the approximate location shown on the drawings.

The wastewater facilities serving the building have performed successfully for over twenty-two years. It is my opinion, from the limited observations possible, that the wastewater facilities serving the building at 1875 Shelburne Road were constructed in substantial compliance with the approved design.

Sincerely,
Llewellyn - Howley Incorporated


Lance A. Llewellyn, P.E.

cc: William Savoie
Eric Knudsen, Esq.



NOTES

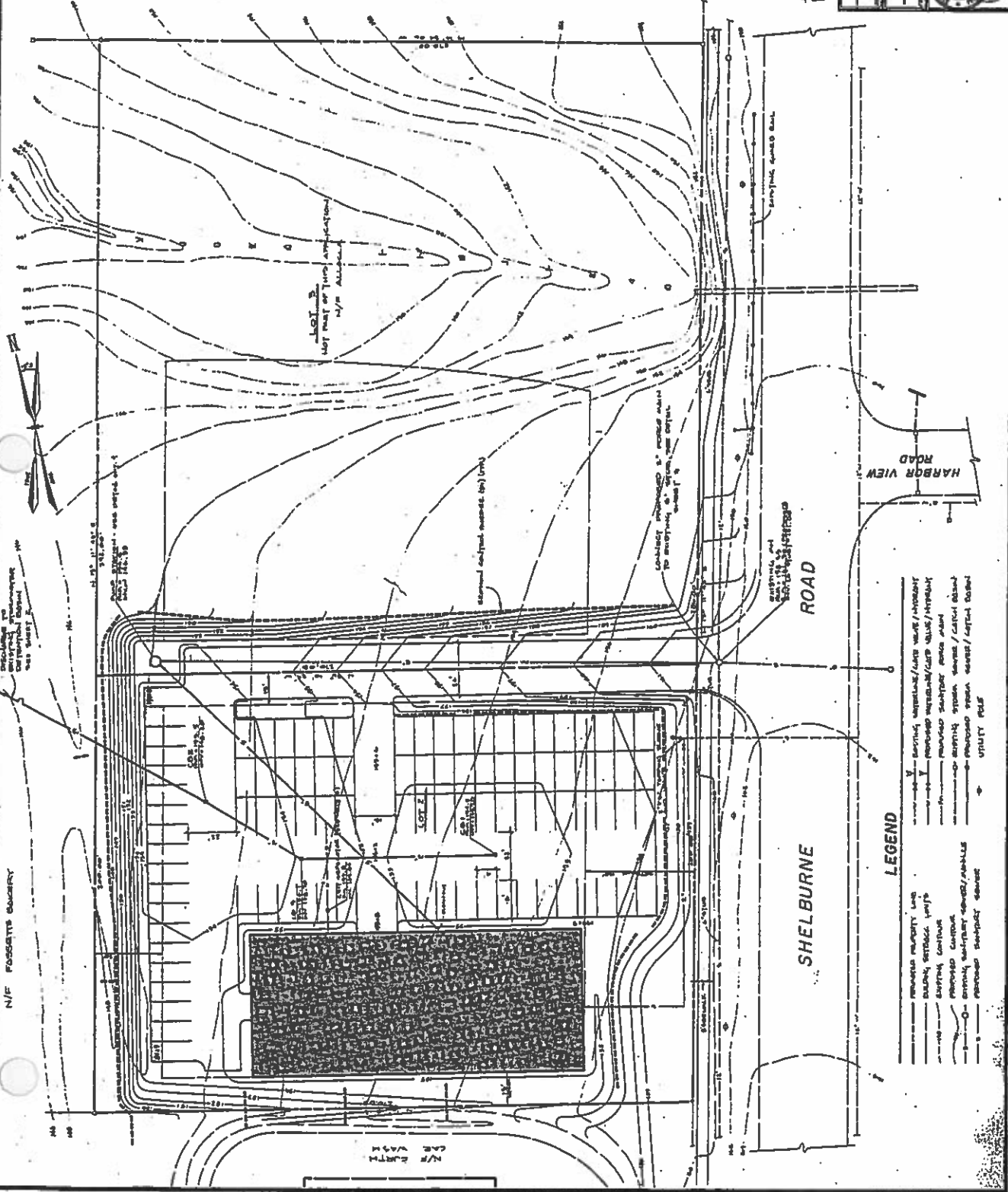
1. All proposed structures shall conform to the provisions of the Town and Country Planning Ordinance, Chapter 1:01, and the provisions of any other laws, regulations, orders, by-laws, notices, etc. in force at the time of the making of this plan.
2. The proposed structures shall be constructed in accordance with the approved plans.
3. The proposed structures shall be constructed in accordance with the approved plans.
4. The proposed structures shall be constructed in accordance with the approved plans.
5. The proposed structures shall be constructed in accordance with the approved plans.
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8. The proposed structures shall be constructed in accordance with the approved plans.
9. The proposed structures shall be constructed in accordance with the approved plans.
10. The proposed structures shall be constructed in accordance with the approved plans.

Approved by resolution of the Planning Commission of the City of Georgetown, Guyana, on the 15th day of October, 1977, subject to the provisions of the Town and Country Planning Ordinance, Chapter 1:01.

FRANK ALLOCCA PROPERTY

FITZPATRICK - FLEWELLYN
 ARCHITECTS & ENGINEERS
 110, MARKET STREET, GEORGETOWN, GUYANA
 TEL: 271111

DATE: 27/11/77
 SHEET: 1 OF 1



END OF DOCUMENT

00015991

V: 1029 PG: 237

residential areas. These commercial areas are intended to serve the convenience shopping needs of local residents and employees. Their location and design are intended to make them accessible both by motorized vehicle and by foot, thereby somewhat reducing traffic volume in the immediate vicinity. In these areas, businesses offering goods and services will be limited in allowed floor area and use. Such regulations generally follow existing Commercial 1 District regulations. Any uses not expressly permitted are prohibited, except those that are allowed as conditional uses.

B. Comprehensive Plan. These regulations hereby implement the relevant provisions of the City of South Burlington adopted comprehensive plan and are in accord with the policies set forth therein.

C. Uses. In the Commercial 1 with Limited Retail C1-LR District, principal permitted uses and conditional uses shall be those shown in Table C-1, Table of Uses.

D. Area, Density, and Dimensional Requirements. In the Commercial 1 with Limited Retail C1-LR District, area, density, and dimensional requirements shall be those shown in Table C-2, Dimensional Standards. The maximum residential density shall be twelve (12) units per acre.

E. Additional Standards. All applications within the Commercial 1-LR District shall be subject to the supplemental standards in Section 5.08.

5.05 COMMERCIAL 2 DISTRICT C2

A. Purpose. A Commercial 2 District is hereby formed in order to encourage general commercial activity. In addition to uses permitted in the C1 District, large lot-retail uses, such as sale of motor vehicles and building materials, may be permitted. A range of industrial uses as well as clustered residential development may be permitted in locations that are mutually compatible with general commercial activity. Development shall be subject to site plan review to coordinate traffic movements, encourage mixed-use developments, to provide shared parking opportunities and to provide a potential location for high-traffic generation commercial uses. Any uses not expressly permitted are prohibited except those that are allowed as conditional uses.

B. Comprehensive Plan. These regulations hereby implement the relevant provisions of the City of South Burlington adopted comprehensive plan and are in accord with the policies set forth therein.

C. Uses. In the Commercial 2- C2 District, principal permitted uses and conditional uses shall be those shown in Table C-1, Table of Uses.

D. Area, Density, and Dimensional Requirements. In the Commercial 2 C2 District, area, density, and dimensional requirements shall be those shown in Table C-2, Dimensional Standards. The maximum residential density shall be seven (7) units per acre.

E. Additional Standards. All applications within the Commercial 2-C2 District shall be subject to the supplemental standards in Section 5.08.

5.06 SWIFT STREET DISTRICT SW

A. Purpose. In the Swift Street area of the City, residential land uses predominate but exist compatibly with non-residential uses. A Swift Street District recognizes the complex of existing land uses and densities and allows for the further development of this area. Future residential development shall be at Residential 7 densities given this area's proximity to an important arterial road with significant commercial development. Future commercial development shall be in general keeping with Commercial 1 (C1) regulations to provide for the goods and services needs of local residents.

B. Comprehensive Plan. These regulations hereby implement the relevant provisions of the City of South Burlington adopted comprehensive plan and are in accord with the policies set forth therein.

C. Uses. In the SW District, principal permitted uses and conditional uses shall be those shown in Table C-1, Table of Uses.

D. Area, Density, and Dimensional Requirements. In the SW District, area, density, and dimensional requirements shall be those shown in Table C-2, Dimensional Standards. The maximum residential density shall be seven (7) units per acre.

E. Additional Standards. All applications within the SW-Swift Street District shall be subject to the supplemental standards in Section 5.08.

5.07 ALLEN ROAD DISTRICT AR

A. Purpose. In the Allen Road area of the City, residential land uses predominate but exist compatibly with light commercial, light industrial, and other non-residential uses. An Allen Road District recognizes the complex of land uses and densities here, the area's potential as a major gateway into the City from the south, and allows for the further development of this area. Future residential development shall be at Residential 12 densities given this area's proximity to an important arterial road with significant commercial development. Future commercial development shall be in general keeping with Commercial 1 (C1) regulations to provide for the goods and services needs of local residents.

B. Comprehensive Plan. These regulations hereby implement the relevant provisions of the City of South Burlington adopted comprehensive plan and are in accord with the policies set forth therein.

C. Uses.

- (1) In the AR District, principal permitted uses and conditional uses shall be those shown in Table C-1, Table of Uses.
- (2) Service stations shall be permitted only on lots having frontage on Shelburne Road.

D. Area, Density, and Dimensional Requirements. In the AR, area, density, and dimensional requirements shall be those shown in Table C-2, Dimensional Standards. The maximum residential density shall be twelve (12) units per acre.

E. Additional Standards. All applications within the AR-Allen Road District shall be subject to the supplemental standards in Section 5.08.

5.08 Supplemental Standards for All Commercial Districts

A. Development according to commercial district regulations and multifamily development at the residential density specified for the applicable district shall be subject to site plan review, as set forth in Article 14, the purpose of which shall be to encourage innovation of design and layout, encourage more efficient use of land for commercial development, promote mixed-use development and shared parking opportunities, provide coordinated access to and from commercial developments via public roadways, and maintain service levels on public roadways with a minimum of publicly financed roadway improvements.

B. Multiple structures, multiple uses within structures, and multiple uses on a subject site may be allowed, if the Development Review Board determines that the subject site has sufficient frontage, lot size, and lot depth. Area requirements and frontage needs may be met by the consolidation of contiguous lots under separate ownership. Construction of a new public street may serve as the minimum frontage needs. Where multiple structures are proposed, maximum lot coverage shall be the normal maximum for the applicable district.

C. Parking, Access, and Internal Circulation

- (1) Parking requirements may be modified, depending in the extent of shared parking, the presence of sidewalks or recreation paths, and residences lying within walking distance (defined as no further than one-quarter (¼) mile for purposes of commercial zoning districts). Any requirements for shared access and/or parking must be secured by permanent legal agreements acceptable to the City Attorney.
- (2) Parking areas shall be designed for efficient internal circulation and the minimum number of curb cuts onto the public roadway.
- (3) Access improvements and curb cut consolidation may be required.

D. Commercial properties that abut residential districts shall provide a screen or buffer along the abutting line in accordance with Section 3.06(I) of these Regulations.

	Commercial 1				City Center				Other Commercial			Heavy Commercial-Industrial	Airport		
NON-RESIDENTIAL ZONING DISTRICTS	C1(4)	C1-AUTO	C1-AIR	C1-LR	CD-1	CD-2	CD-3	CD-4	AR	SW	IO	C2	IC	AIR	AIR-IND
Residential Uses															
Single-family dwelling				PUD			PUD	PUD	P	P	P				
Two-family dwelling				PUD			PUD	PUD	P	P					
Multi-family dwelling	PUD	PUD		PUD	P	P	P	P	PUD	PUD		PUD			
Accessory residential units	Please see Section 3.10 for regulations														
Agricultural Uses															
Horticulture & forestry with on-premise sales	Permitted in all districts; 3 acre minimum lot size in all districts.														
Horticulture & forestry, no on-premise sales	Permitted in all districts														
Keeping of livestock on 10 acres or more															
Single-family dwelling related to agriculture											P		P		
Additional dwellings for farm employees											P		P		
Public & Quasi-Public Uses															
Cemeteries	Conditional in all districts														
Community center					P	P	P	P	P	P	PUD	P			
Congregate care, assisted living, or continuum of care facility	C						C	C	C	C		C			
Cultural facility					P	P	P	P							
Educational facility	PUD				C	C	C	C	C	C		C			
Educational support facilities	PUD(5)														
Funeral homes and mortuaries	C	C	C	C	C	C	C	C	C	C	C	C	C		
Group home															
Hospice	P			P	P	P	P	P	P	P		P			
Municipal facility	P												P	C	C
Parks	Permitted in all districts														
Personal instruction facility	P		P	P	P	P	P	P	P	P	P	P	P	P	P
Place of worship	P	P	P	P	P	P	P	P	P	P		P		P-ACC	
Recreation paths	Permitted in all districts														
Skilled nursing facility	C			C			C	C	C	C		C			
Social services	C		C	C	C	C	C	C	C	C		C			

	Commercial 1				City Center				Other Commercial			Heavy Commercial-Industrial	Airport		
NON-RESIDENTIAL ZONING DISTRICTS	C1(4)	C1-AUTO	C1-AIR	C1-LR	CD-1	CD-2	CD-3	CD-4	AR	SW	IO	C2	IC	AIR	AIR-IND
Commercial & Industrial Uses															
Adult use															
Agriculture & construction equipment sales, service & rental												P	P		
Airport Uses														P	P
Animal shelter	C										P				
Artist production studio	P				P	P	P	P	P	P		P			
Auto & motorcycle sales		P										P	P		
Auto & motorcycle service & repair		P										P	P		
Auto rental, with private accessory car wash & fueling			P									P	P	P	P
Bed & breakfast									C	C					
Cannabis dispensary (dispensing only)	P	P	P		P	P	P	P		P		P	P-TO		
Cannabis dispensary (cultivation only)											P		P		
Car wash												P			
Child care facility, licensed non-residential	P	P	P	P	P	P	P	P	P	P	P	P	P		
Commercial greenhouse											PUD	P	P		
Commercial kennel, veterinary hospital and pet day care	C		P									P	P		
Commercial or public parking facility	C	C	C	C	C	C	C	C				C	C	C	C
Contractor or building trade facility											P	P	P		P
Convenience store <3,000 SF within principal structure	P	P	P	P	P	P	P	P	P	P	PUD	P	P	P	P
Convenience store, principal use												P	P		
Distribution and related storage, with >15% of GFA in office or other principal permitted use by same tenant									C			P	P		P
Drive-through bank	PUD	PUD	PUD									PUD			
Equipment service, repair & rental												P	P		
Family child care home, registered or licensed				P			P	P	P	P	P				
Financial institution	P	P	P	P	P	P	P	P			ACC	P	P		
Flight instruction			P											P	P

	Commercial 1				City Center				Other Commercial			Heavy Commercial-Industrial	Airport		
NON-RESIDENTIAL ZONING DISTRICTS	C1(4)	C1-AUTO	C1-AIR	C1-LR	CD-1	CD-2	CD-3	CD-4	AR	SW	IO	C2	IC	AIR	AIR-IND
General merchandise store	PUD				C	C									
Hotel	PUD	PUD	C	C	C	C				C		C			
Hotel, extended stay	PUD		C	C			C	C		C		C			
Indoor theater	P				P	P	P	P							
Indoor vehicle storage, maximum 10,000 square feet													P-ACC		
Junk yard															
Light manufacturing									PUD		PUD	P	P	P	P
Lumber and contractor's yard												P	P		P
Manufacturing & assembly from previously prepared materials & components	P	P	P	P							PUD	P	P	P	P
Mobile home, RV and boat sales, repair & service												P	P		
Motor freight terminal													C		P
Office, general	P	P	P	P	P	P	P	P	P	P	PUD	P	P		P
Office, medical	P	P	P	P	P	P	P	P	P	P	PUD-TO	P	P-TO		
Personal or business service, principal use	P	P	P	P(6)	P	P	P	P	P	P		P	P		
Personal or business service, up to 3,000 SF GFA per any one principal structure	P	P	P	P	P	P	P	P	P	P	P-ACC	P	P		
Pet grooming	P	P	P	P	P	P	P	P	P	P		P	P		
Photocopy & printing shops, with accessory retail	P	P	P	P	P	P	P	P	P	P	P-ACC	P	P		
Printing & binding production facilities									C		P	P	P		P
Private providers of public services, including vehicle storage and maintenance												P	P	P	P
Processing and storage									P		P	P	P	P	P
Radio & television studio	P	P						P	C	P		P	P		
Recreation facility, indoor	P	P	P	P	P	P	P	P	P	P	P-ACC	P	P		
Recreation facility, outdoor	C	C	C	C					C	C		C	C		
Research facility or laboratory	P	P	P	P	P	P	P	P	P	P	P	P	P		P

	Commercial 1				City Center				Other Commercial			Heavy Commercial-Industrial		Airport	
NON-RESIDENTIAL ZONING DISTRICTS	C1(4)	C1-AUTO	C1-AIR	C1-LR	CD-1	CD-2	CD-3	CD-4	AR	SW	IO	C2	IC	AIR	AIR-IND
Restaurant, short order	P	P	P	P	P	P	P	P	P-ACC	P-ACC	P-ACC	P	P-ACC	P-ACC	
Restaurant, standard	P	P	P	P	P	P	P	P	P	P		P		P-ACC	
Retail and retail services up to 3,000 SF GFA within any one principal structure	P	P	P	P	P	P	P	P	P	P	P-ACC	P	P-ACC	P	P
Retail and retail services, excluding general merchandise stores	P	P	P	P(6)	P	P	P	P	P(6)	P(6)		P	P		
Retail food establishment <5,000 SF GFA	P	P	P	P	P	P	P	P	P	P	P	P		P-ACC	
Retail food establishment >5,000 SF GFA and supermarkets	P				C	C						P			
Retail warehouse outlet												P	P		
Sale, rental & repair of aircraft & related parts														P	P
Seasonal Mobile Food Unit	P	P	P	P					P	P		P	P		
Self-storage												P	ACC		
Service station with convenience store									C			C			
Shopping center	C														
Taverns, night clubs & private clubs	P	P	P	P	P	P	P	P		P		P	P		
Transportation services												P	P		
Warehousing, processing, storage & distribution			C						C				P		P
Wholesale establishments									C	C		P	P		P

Key and Notes to the Table above:

P = Permitted

C = Conditional Use

PUD = Allowable within a Planned Unit Development

ACC = Allowable as an accessory use

TO = Allowable only in the Transit Overlay District

(1) For all IA District Uses please refer to Section 7.01, Institutional and Agricultural District. "N" refers to the Institutional-Agricultural North sub-district.

(2) R7 and SEQ-VC as classified as non-residential zoning districts, but are included in this table for purposes of efficiency

(3) No minimum lot size for bed & breakfast in the SEQ-VC district

(4) Includes C1-R12 and C1-R15

District	Land Use	Minimum lot size (max. residential density in dwelling units per acre)	Maximum site coverage:		Standard setbacks (feet):			Maximum Building Height						
			Buildings only	Buildings, parking and all other impervious surfaces	Front yard(s)	Side yard(s)	Rear yard	Accessory	Principal (flat)	Principal (pitched)	Stories Facing Street	Stories Below Roofline	Roofline Stories [see section 3.07(B)]	Total Stories
AR	Single-family	6,000 SF (12)	30%	40%	30	10	30	15	25	28	2	3	1	4
	Two-family	8,000 SF (12)	30%	40%	30	10	30	15	25	28	2	3	1	4
	Multi-family	3,500 SF/unit (12)	40%	70%	30	10	30	15	35	40				
	Retail (principal permitted use, max. 5,000 SF GFA)	20,000 SF	40%	70%	30	10	30	15	35	40				
	Other non-residential uses	20,000 SF	40%	70%	30	10	30	15	35	40				
SW	Single-family	6,000 SF (7)	30%	40%	30	10	30	15	25	28	2	3	1	4
	Two-family	10,000 SF (7)	30%	40%	30	10	30	15	25	28	2	3	1	4
	Multi-family	6,000 SF/unit (7)	30%	40%	30	10	30	15	35	40				
	Retail (principal permitted use, max. 5,000 SF GFA)	20,000 SF	40%	70%	30	10	30	15	35	40				
	Other non-residential uses	20,000 SF	40%	70%	30	10	30	15	35	40				
CD-1	Please see Article 8, Central District							15	35	35				
CD-2								15	35	35				
CD-3								15	35	35				
CD-4								15	35	35				
C2	Multi-family	6,000 SF/unit (7)	40%	70%	30	10	30	15	35	40				
	All other uses	40,000 SF	40%	70%	30	10	30	15	35	40				
IC	All	40,000 SF	40%	70%	30	10	30	15	35	40				
AIR	All	3 acres	30%	50%	50	35	50	15	35	40				
AIR-I	All	3 acres	30%	50%	50	35	50	15	35	40				
IO	All	3 acres	30%	50%	50	35	50	15	35	40				

**For single-family residences in the SEQ existing as of May 24, 2006, the maximum building coverage shall be 20%.