

RIFLE SERVICE PARK PUD

Rifle Service Park PUD Zone District Regulations

Uses, By Right

1. Indoor recreation facilities;
2. Scientific and applied research, development and testing, distribution centers, food or beverages or clothing manufacturing or processing;
3. Professional Offices;
4. Sale at wholesale and storage of any commodity, except live animals, commercial explosives, or other uses of similar character or noxious intensity;
5. Construction industries and those relating thereto, including, but not limited to, general contractors, engineering contractors, specialty contractors, and temporary contractors storage yards. Warehousing and storage of all type and size of materials, auditorium, public building for administration;
6. The sale at retail and storage of hardware, any commodity manufactured, processed or fabricated on the premises, and equipment, supplies, materials (except commercial explosives) for agriculture, mining, business, industry, transportation or construction;
7. The sale, parking and storage of motor vehicles, mobile homes and recreation vehicles;
8. Public and quasi-public buildings and structures, including, but not limited to:
 - a. Police stations, fire stations, libraries, public recreation and emergency care facilities;
 - b. Public utilities;
9. Private and public schools and technical schools;
10. Executive and caretaker apartments;
11. Automobile service stations, automobile repair specialty shops, and automobile garages and body shops;
12. Kennels, animal clinics and animal hospitals;
13. Parking lot or garage as principal use on the lot;
14. General service establishments, including lumber yard, motor freight depot and storage;
15. Plant for processing natural resources and agricultural materials or fabrication of goods from processed natural resources;
16. Any other uses consistent with the intensity and compatible with the uses and character of those uses as forth herein.

Minimum Lot Area

7,500 square feet

Maximum Lot Coverage

80%

Minimum Setback

1) Front Yard:

Arterial Street: 25 feet from front lot line

Local Street: 25 feet from front lot line

2) Rear Yard:

7.5 feet from rear lot line

3) Side Yard:

10 feet from the side lot line or ½ height of the principal building, whichever is greater

Maximum Height of Buildings

35 feet

Maximum Floor Area Ratio

50%

More than one building may be constructed on an individual lot, providing the total lot coverage of all improvements does not exceed the maximum lot coverage.

All storage of material shall be within a building or obscured by a fence. All storage areas shall be maintained in a dust free condition.