

## Chapter 17.32 COMMERCIAL/ HIGHWAY BUSINESS (C) DISTRICT

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### 17.32.010 General requirements.

This district is created for the purposes of providing for tourism and automobile oriented business and commercial, office and retail services along the city's major highway approaches, and providing for the scenic and visual enhancement of those major highway approaches to Leadville. Consequently, the visual appearance and contribution to attractiveness of Leadville's gateways shall be a significant characteristic of all new and expanded development in this district.

Minimum district size:	3 acres
Minimum lot area:	5000 square feet
Minimum lot width:	50 feet
Front setback:	10 feet
Side setback:	5 feet
Rear setback:	10 feet
Maximum building height:	35 feet
Minimum dwelling size:	600 square feet (multi-family and accessory dwelling units excluded)
Maximum lot coverage:	50 percent
Maximum gross density:	9 dwelling units per acre

For permitted, conditional and prohibited uses see Chapter 17.48.

(Ord. 99-8 § 1 (part): prior code § 17.09.060)

(Ord. No. 2009-3, § 2, 9-1-09)

