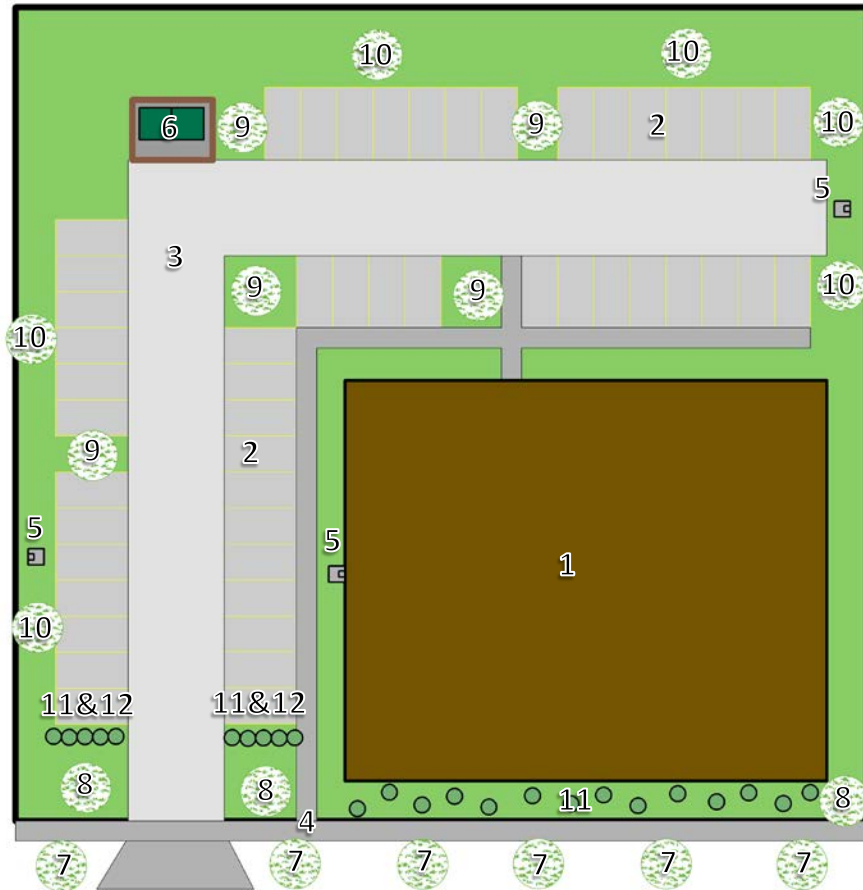


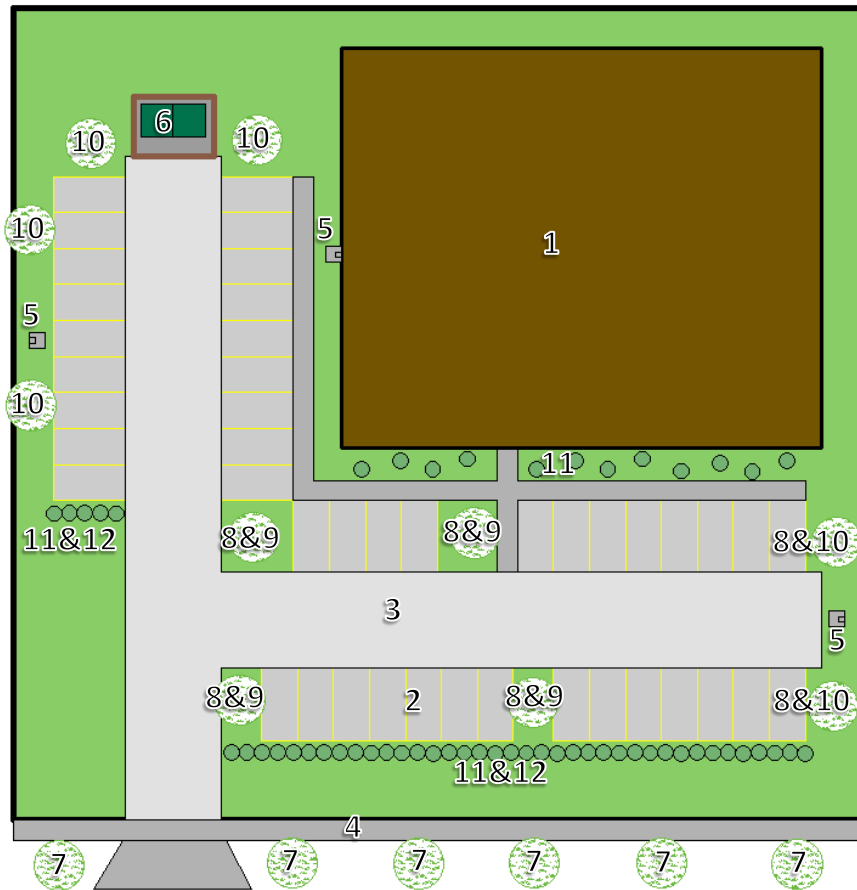
## C-1 District: Common Planning and Zoning Regulations\*



1. **Principal Building** – 40% maximum building coverage of the lot. Maximum building height of 45 ft. Setbacks are 10 ft. minimum from the right-of-way, 20 ft. maximum from the right-of-way (N. Market St. only), 8 ft. from property lines abutting nonresidential zoning districts, and 10 ft./25 ft. from side/rear property lines abutting residential zoning districts.
2. **Parking** – Parking must be behind the front building line, setback 10 ft. from residential districts, and 10 ft. from non-residential zoning districts. Minimum dimensions of 9 ft. x 18 ft. (90°) and surface must be asphalt, concrete or similar.
3. **Drive Aisle** – Two-way drive aisles must be a minimum of 22 ft. in width. Drive aisles adjacent to 90° parking must be a minimum of 24 ft. in width. Surface must be asphalt, concrete or similar.
4. **Sidewalks** – Must be 4 ft. in width when right-of-way is ≤ 60 and 5 ft. in width when right-of-way is > 60 ft. Bike paths must be installed as indicated in the City of Wooster Bike Path Plan.
5. **Lighting** – All exterior lighting must be full cut-off (shine straight down), cannot spill onto an adjacent residential property greater than 0.5 footcandles, and must be a maximum 25 ft. in height.
6. **Dumpsters** – Must be located in the side or rear yard and meet the above parking setbacks. Dumpsters must be screened on all sides with stone, brick, finished wood, iron, metal, or synthetic look-alike products (not chain-link).
7. **Street Trees** – Required to be planted in the right of way at a ratio of 1 per 40 ft. of lot frontage. May be located elsewhere on the site if approved. Street trees do not count for frontage, parking lot island, or perimeter parking tree requirements.
8. **Frontage Trees** – Required to be planted between the building and the right-of-way at a ratio of 1 per 75 ft. of lot frontage. Frontage trees may count for parking lot island or perimeter parking tree requirements.
9. **Parking Lot Islands** – Required to contain a shade tree, be at least 9 ft. in width and be located so parking rows do not exceed 100 ft. in length. Parking lot island trees may count for frontage or perimeter parking tree requirements.
10. **Perimeter Parking Trees** – Required to be planted at a ratio of 1 per 50 ft. where parking abuts an adjacent property line. Perimeter parking trees may count for frontage trees or parking lot island tree requirements.
11. **Frontage Shrubs** – Required to be planted between the building and the right-of-way at a ratio of 10 per 75 ft. of lot frontage.
12. **Parking Lot Screening** – Parking must be screened from the right of way with a row of coniferous landscaping at least 3 ft. in height. Mounding and fencing may be incorporated with the hedgerow.

*\*This document is provided as a courtesy and does not reflect all Planning and Zoning Code regulations.*

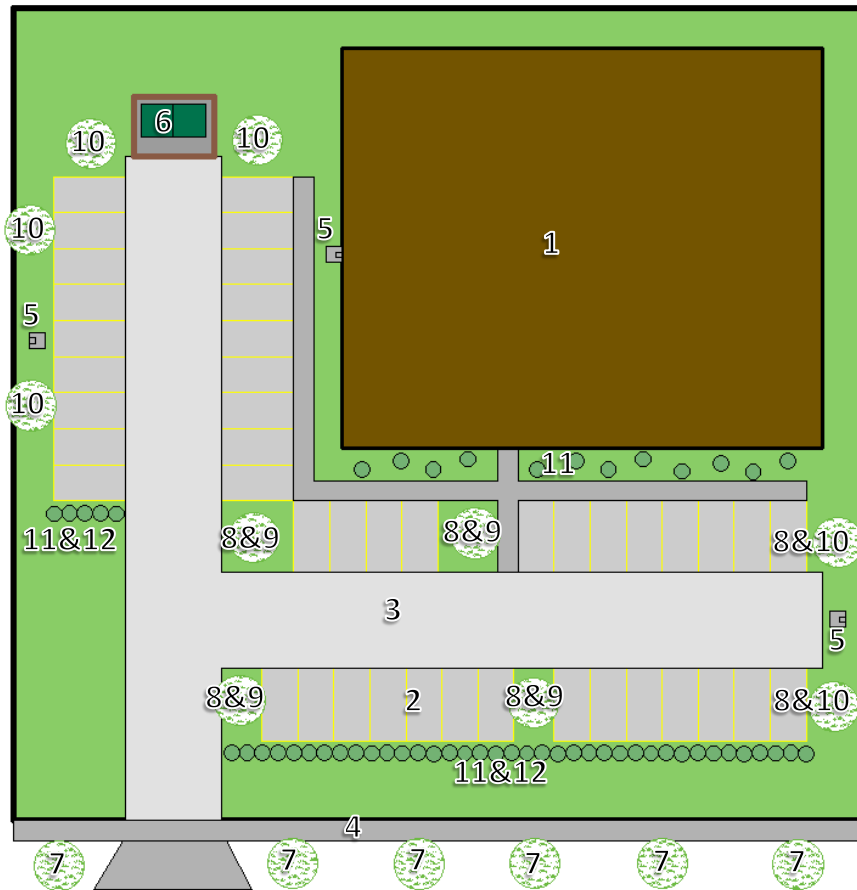
## C-2 District: Common Planning and Zoning Regulations\*



1. Principal Building – 40% maximum building coverage of the lot. Maximum building height of 45 ft. Setbacks are a minimum 20 ft. from the right-of-way, maximum 40 ft. from the right-of-way, 8 ft. from property lines abutting nonresidential zoning districts, and 25 ft./35 ft. from side/rear property lines abutting residential zoning districts.
2. Parking – Setbacks are 10 ft. from the right of way, 20 ft. from single family residential districts, 10 ft. from multi-family residential districts, and 8 ft. from all other property lines. Minimum dimensions of 9 ft. x 18 ft. (90°) and surface must be asphalt, concrete or similar.
3. Drive Aisle – Two-way drive aisles must be a minimum of 22 ft. in width. Drive aisles adjacent to 90° parking must be a minimum of 24 ft. in width. Surface must be asphalt, concrete or similar.
4. Sidewalks – Must be 4 ft. in width when right-of-way is ≤ 60 and 5 ft. in width when right-of-way is > 60 ft. Bike paths must be installed as indicated in the City of Wooster Bike Path Plan.
5. Lighting – All exterior lighting must be full cut-off (shine straight down), cannot spill onto an adjacent residential property greater than 0.5 footcandles, and must be a maximum 25 ft. in height.
6. Dumpsters – Must be located in the side or rear yard and meet the above parking setbacks. Dumpsters must be screened on all sides with stone, brick, finished wood, iron, metal, or synthetic look-alike products (not chain-link).
7. Street Trees – Required to be planted in the right of way at a ratio of 1 per 40 ft. of lot frontage. May be located elsewhere on the site if approved. Street trees do not count for frontage, parking lot island, or perimeter parking tree requirements.
8. Frontage Trees – Required to be planted between the building and the right-of-way at a ratio of 1 per 75 ft. of lot frontage. Frontage trees may count for parking lot island or perimeter parking tree requirements.
9. Parking Lot Islands – Required to contain a shade tree, be at least 9 ft. in width and be located so parking rows do not exceed 100 ft. in length. Parking lot island trees may count for frontage or perimeter parking tree requirements.
10. Perimeter Parking Trees – Required to be planted at a ratio of 1 per 50 ft. where parking abuts an adjacent property line. Perimeter parking trees may count for frontage trees or parking lot island tree requirements.
11. Frontage Shrubs – Required to be planted between the building and the right-of-way at a ratio of 10 per 75 ft. of lot frontage.
12. Parking Lot Screening – Parking must be screened from the right of way with a row of coniferous landscaping at least 3 ft. in height. Mounding and fencing may be incorporated with the hedgerow.

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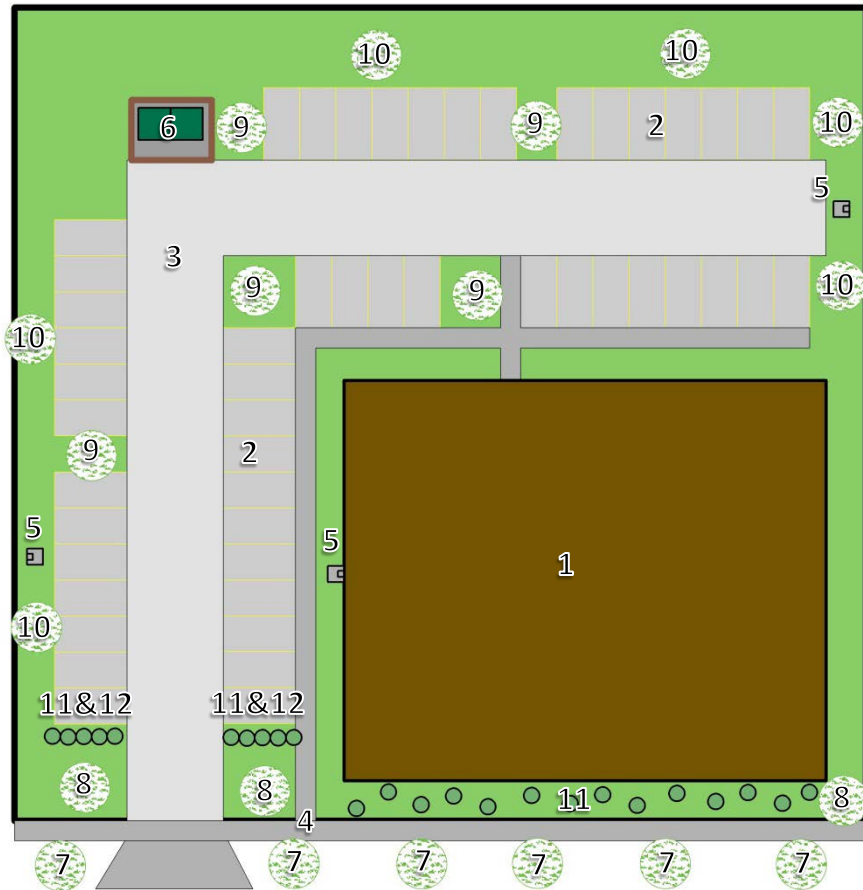
## C-3 District: Common Planning and Zoning Regulations\*



1. Principal Building – 30% maximum building coverage of the lot. Maximum building height of 45 ft. Setbacks are 30 ft. from the right-of-way, 10 ft. from property lines abutting nonresidential zoning districts and 50 ft. from residential zoning districts.
2. Parking – Setbacks are 20 ft. from the right of way and residential districts and 8 ft. from all other property lines. Minimum dimensions of 9 ft. x 18 ft. (90<sup>0</sup>) and surface must be asphalt, concrete or similar.
3. Drive Aisle – Two-way drive aisles must be a minimum of 22 ft. in width. Drive aisles adjacent to 90<sup>0</sup> parking must be a minimum of 24 ft. in width. Surface must be asphalt, concrete or similar.
4. Sidewalks – Must be 4 ft. in width when right-of-way is ≤ 60 and 5 ft. in width when right-of-way is > 60 ft. Bike paths must be installed as indicated in the City of Wooster Bike Path Plan.
5. Lighting – All exterior lighting must be full cut-off (shine straight down), cannot spill onto an adjacent residential property greater than 0.5 footcandles, and must be a maximum 25 ft. in height.
6. Dumpsters – Must be located in the side or rear yard and meet the above parking setbacks. Dumpsters must be screened on all sides with stone, brick, finished wood, iron, metal, or synthetic look-alike products (not chain-link).
7. Street Trees – Required to be planted in the right of way at a ratio of 1 per 40 ft. of lot frontage. May be located elsewhere on the site if approved. Street trees do not count for frontage, parking lot island, or perimeter parking tree requirements.
8. Frontage Trees – Required to be planted between the building and the right-of-way at a ratio of 1 per 75 ft. of lot frontage. Frontage trees may count for parking lot island or perimeter parking tree requirements.
9. Parking Lot Islands – Required to contain a shade tree, be at least 9 ft. in width and be located so parking rows do not exceed 100 ft. in length. Parking lot island trees may count for frontage or perimeter parking tree requirements.
10. Perimeter Parking Trees – Required to be planted at a ratio of 1 per 50 ft. where parking abuts an adjacent property line. Perimeter parking trees may count for frontage trees or parking lot island tree requirements.
11. Frontage Shrubs – Required to be planted between the building and the right-of-way at a ratio of 10 per 75 ft. of lot frontage.
12. Parking Lot Screening – Parking must be screened from the right of way with a row of coniferous landscaping at least 3 ft. in height. Mounding and fencing may be incorporated with the hedgerow.

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## C-4 District: Common Planning and Zoning Regulations\*



1. **Principal Building** – No maximum building coverage of the lot. Maximum building height of 60 ft. No minimum setback from the right-of-way, maximum setback of 10 ft. from the right-of-way, 0 ft. from property lines abutting nonresidential zoning districts and 25 ft. from residential zoning districts.
2. **Parking** – Parking must be behind the front building line, setback 10 ft. from residential districts, and 5 ft. from non-residential zoning districts. Minimum dimensions of 9 ft. x 18 ft. (90°) and surface must be asphalt, concrete or similar.
3. **Drive Aisle** – Two-way drive aisles must be a minimum of 22 ft. in width. Drive aisles adjacent to 90° parking must be a minimum of 24 ft. in width. Surface must be asphalt, concrete or similar.
4. **Sidewalks** – Must be 4 ft. in width when right-of-way is ≤ 60 and 5 ft. in width when right-of-way is > 60 ft. Bike paths must be installed as indicated in the City of Wooster Bike Path Plan.
5. **Lighting** – All exterior lighting must be full cut-off (shine straight down), cannot spill onto an adjacent residential property greater than 0.5 footcandles, and must be a maximum 25 ft. in height.
6. **Dumpsters** – Must be located in the side or rear yard and meet the above parking setbacks. Dumpsters must be screened on all sides with stone, brick, finished wood, iron, metal, or synthetic look-alike products (not chain-link).
7. **Street Trees** – Required to be planted in the right of way at a ratio of 1 per 40 ft. of lot frontage. May be located elsewhere on the site if approved. Street trees do not count for frontage, parking lot island, or perimeter parking tree requirements.
8. **Frontage Trees** – Required to be planted between the building and the right-of-way at a ratio of 1 per 75 ft. of lot frontage. Frontage trees may count for parking lot island or perimeter parking tree requirements.
9. **Parking Lot Islands** – Required to contain a shade tree, be at least 9 ft. in width and be located so parking rows do not exceed 100 ft. in length. Parking lot island trees may count for frontage or perimeter parking tree requirements.
10. **Perimeter Parking Trees** – Required to be planted at a ratio of 1 per 50 ft. where parking abuts an adjacent property line. Perimeter parking trees may count for frontage trees or parking lot island tree requirements.
11. **Frontage Shrubs** – Required to be planted between the building and the right-of-way at a ratio of 10 per 75 ft. of lot frontage.
12. **Parking Lot Screening** – Parking must be screened from the right of way with a row of coniferous landscaping at least 3 ft. in height. Mounding and fencing may be incorporated with the hedgerow.

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