

**ZONING SUMMARY TABLE
DOWNTOWN/INDUSTRIAL ZONES**

	MIN. LOT SIZE S.F./ACRES	BUILDING SET BACKS			MAX.	DISTANCE BETWEEN BLDGS. (1)			FRONTAGE
		MINIMUM/MAXIMUM			LOT	MAX. BLDG HEIGHT			BUILDOUT
		FRONT	2 SIDE	REAR	COVERAGE	STORIES	EAVE***	PARAPET	MIN.****
D-CL Downtown Claremont sub-district	0/0	5/25'	5/5'	5/20'(RES)	80%	2.5	30'	35'	70%
D-C Downtown Core sub-district	0/0	2/5'*	0/5'(RES)	5/20'(RES)	90%	3	40'	45'	80%
D-Co Downtown Corridor sub-district	0/0	5/75'	5/5'	20'	80%	2.5	30'	35'	60%
D-G Downtown Gateway sub-district	0/0	5/75'	5/5'	20'	85%	3	40'	45'	60%
	MIN. LOT S.F./ACRES	FRONT	2 SIDE	REAR		MAX. BLDG HEIGHT		ACCESS	MIN. FRONTAGE
I INDUSTRIAL DISTRICT	50,000 SF	10'	15/1' SIDE	15'	75%	35'***		40'	50'
I 2 LIGHT INDUSTRIAL	15,000/0.344	40'	15'/1**	15'	70%	30'***			
NOTES:									
*	(a) Non-residential and mixed use buildings: Minimum: 2 feet; Maximum 5 feet. For non-residential and mixed-use buildings, the area between the building façade and the sidewalk shall be hardscaped to match or complement the sidewalk								
	(b) Residential buildings: Minimum 5 feet; Maximum 10 feet.								
**	Side yard, not less than 15 feet for existing structures and not less than the height of the principal structure for new structures. (E.g. 30' pincipal structure= 30' sideyard.)								
***	Measured from finished grade to bottom of eave. (See height definition).								
****	Frontage buildout: Minimum ___% of the front façade shall extend along the front setback line.								
1	D-C=minimum 10 ft. D-CL=minimum 10 ft. D-G= minimum 20 ft. D-Co=minimum 20 ft.								
2	COMPLIANCE WITH SLOPE REGULATIONS MUST BE PROVIDED PRIOR TO LAND DISTURBANCE.								
3	NEW BUILDINGS/ADDITIONS MORE THAN 500 SF MUST HAVE GUTTERS ROUTED TO DRY WELLS OR STORM SEWERS.								
4	Compliance with Tree Ordinance chapter 13.								
5	I-2 = Accessory structures to the principal structure such as storage sheds and garages are permitted. The height shall not exceed one story or 15 feet whichever is the lesser. All yards for an accessory structure shall be a minimum of 15 feet. No accessory structure shall be located in the front yard.								