

Thoroughfare District (TD) (§10-2045)

- **Density:** 20 dwelling units per acre, 20-40 units per acre w/ preliminary approval by the Planning Commission (§10-2073)
- **Minimum Lot Requirements (Residential uses):*** (§10-3032)
 - Area: 5,000 square feet
 - See R-30 for minimum lot dimensions for residential uses
 - * No minimum lot area requirements for nonresidential uses
- **Minimum Setback Requirements (Nonresidential uses):**** (§10-2075)
 - Front Yard, Side Yard or Rear Yard fronting a public street: 50 feet (50-foot natural protective yard adjacent to thoroughfare)
 - Side Yard: 20 feet (0 feet if an interior lot of a unified subdivision)
 - Rear Yard: 20 feet (0 feet if an interior lot of a unified subdivision)
 - ** See R-30 for minimum setback requirements for residential uses, however, 50-foot natural protective yard adjacent to thoroughfare applies.
- **Maximum Height:** 50 feet at the minimum setback line, plus one foot of additional height for every two feet of additional setback (§10-2076)
- **Allowable ground sign (freestanding sign):** High Profile Sign w/ adequate street frontage (§10-2083)

- **Common Uses:** (§10-2071)
 - Medium and High Density Residential Developments
 - Department, Discount and Home Improvement Stores
 - Auto Service/Repair, Gasoline Sales, Carwashes, Auto Sales/Rental
 - Shopping Centers/Areas, Outdoor Storage
 - Warehousing and Distribution, Wholesaling, Industrial Uses
 - Professional/Medical/Financial Office

- **Other Allowable Uses:** (§10-2071)
 - Residential and Residential Institutions
 - Convenience Retail, Restaurant, Hotel, Beauty Shop, Pawn Shop
 - Bank, Health Club, Post Office,
 - Commercial Parking, Outdoor Storage Yards, Indoor Rifle Range
 - Food Store, Movie Theater, Bar, Nightclub, Tavern, Lounge
 - Parks, Libraries, Museums, Hospitals, Art Galleries, Funeral Homes, Cemetery
 - Governmental Water and Sewage Treatment Plant
 - Utility Services and Substation, Telecommunication Tower

- **Allowable Uses Requiring a Special Use Permit:** (§§10-2144 & 10-2145)
 - Adult establishment, kennel, riding stable, governmental prison, outdoor theater w/ more than 250 seats