

**TOWN OF POMONA PARK
COMMERCIAL ZONING LETTER**

Owner of Property	
Location of Property	
Parcel Number	
Lot size in acres	
Directions to property	
Name and address of contractor(s) – attach list if needed	
Description of all planned improvements – attach list if needed	

Site plan must be drawn to scale and approved by Town Zoning Officer.

Is a CO needed? Y/N

Is this a change of use? Y/N

Is a driveway permit needed? Y/N

Is a sign permit needed? Y/N

Cite parking requirements for this type of business.

Are any variances or exceptions requested? Y/N

Is new buffering required? Y/N

See below for use, density, lot and yard requirements.

CG—General Commercial District. The provisions of the general commercial district are intended to serve the general commercial needs of the citizens and tourists. This district is intended for activities that are predominantly associated with the sale, rental, and distribution of products or the performance of service. Commercial land uses shall be buffered (i.e., sight access, noise) from adjacent land uses of lesser density or intensity of use. Commercial land use shall be developed at an intensity of use, as measured by **impervious surface, at no more than 80 percent** of the parcel. The maximum height of structures shall not exceed 40 feet.

Unrestricted uses:

- Motels and hotels.
- Restaurants, cocktail lounges and bars.
- Gift shops.
- Regional shopping centers.
- Retail sales and service establishments.
- General office buildings.
- Commercial recreational entertainment facilities.

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Public administrative facilities.
Essential public services and facilities.
Private, social, recreational, or fraternal organizations.

Unrestricted uses accessory:

Automotive parking.
Cocktail lounges and bars which are accessory to and within a motel, hotel, or restaurant.
Residential uses accessory to a principal use.
Customary uses and structures clearly incidental to one or more permitted uses and structures.
Temporary structures including carnivals, circuses, and other temporary commercial amusement activities and religious gatherings for special events of a temporary nature with the town council establishing the period for which such events shall begin and end.

Minimum lot requirements:

Minimum lot width: 50 feet.
Minimum lot area: 10,000 square feet.

Minimum yard requirements:

Minimum front yard: 20 feet.
Minimum side yard: 10 feet.
Minimum rear yard: 10 feet.

Submitted by: (please print & sign) _____ / _____

Amount of Payment received \$	Payment method:	Date Paid:	Staff initials:
Zoning district	Permit number		

Site Plan attached with clear description. Circle one: Y/N

Town staff has verified use, lot and yard plans are in compliance with zoning codes, attached. Circle one: Y/N

Is driveway permit needed? Circle one: Y/N

Total # of pages including attachments: _____

Town of Pomona Park Zoning Approved by: _____

TOWN SEAL: