

Chapter 540. Planning and Development Regulations

Article IX. Zoning District Regulations

§ 540-922. Standards and regulations affecting B-3 Zone.

A. Minimum standards.

- (1) Lot area.
 - (a) Gross lot area: three acres.
 - (b) Buildable lot area: 2.5 acres.
- (2) Building setbacks.

	Principal (feet)	Accessory (feet)
Front	75	75
Side	25	15
Street side	37.5	37.5
Rear	75	40
Street rear	75	75

- (3) Lot frontage: 200 feet.
- (4) Gross floor area: 5,000 square feet.
- (5) First floor area: 5,000 square feet.

B. Maximum regulations.

- (1) Dwelling unit density: N/A.
- (2) Lot coverage.
 - (a) One-story buildings: 70%.
 - (b) Two or more stories: 60%.
- (3) Floor area ratio: 25%.
- (4) Building height: three stories; 40 feet.

C. Other regulations.

[Amended 11-20-2000 by Ord. No. 2000-2601; 7-16-2001 by Ord. No. 2001-2645]

- (1) Any nonresidential use in the B-3 Zone which abuts a residential zone, a seventy-five-foot

landscaped buffer shall be provided.

- (2) In conjunction with any development in the B-3 Zone, a complete signage plan shall be required and approved as part of site plan approval.
- (3) Retail establishments engaged in the sale of lumber and building materials, and storing or displaying and selling materials outside a completely enclosed building, and further provided that the use of forklifts to load a customer vehicle is prohibited.
[Amended 10-7-2003 by Ord. No. 2003-2735; 12-6-2004 by Ord. No. 2004-2801]
- (4) Temporary construction trailers shall be permitted where active construction work is proposed. Such trailers shall not be placed on site until building permits have been issued and in no case more than seven days prior to the commencement of work. Trailers shall not remain on site more than seven days after completion of all work. Temporary construction trailers shall not be placed within the right-of-way of any improved public road.
[Amended 12-15-2003 by Ord. No. 2003-2744]
- (5) Permitted building coverage may be increased by 20% where two or more adjoining lots establish shared parking and access arrangements. Each lot participating in the arrangement shall be permitted the increased building coverage.
[Amended 12-15-2003 by Ord. No. 2003-2744]