

This flexibility often accrues in the form of relief from compliance with conventional zoning ordinance site and design requirements. .
No PUD shall be permitted on less than forty (40) acres of land. However, development of a smaller tract adjacent to an existing PUD Zone may be permitted, if the proposed development conforms to and extends the original development as if the new area had been a part of the original development. Please refer to appendix I for all Planned Unit Development requirements and procedures.

B. Business Districts

1. B-1, Neighborhood Business District:

The purpose of the B-1 District is to encourage the establishment of areas for convenient type business uses designed to meet the needs of residents in immediate neighborhoods. Such districts shall be located with access to a collector street.

2. B-2, Central Business District:

The purpose of the B-2 (Downtown) District is to accommodate and encourage further expansion and renewal in the historic business core area of the city. A variety of business, governmental, residential, and other related uses are provided in an effort to provide the mix of activities necessary to establish a truly urban character.

3. B-3, Highway Business District:

The purpose of the B-3 District is to establish areas that are suitable for highway business uses only. This district is specifically designed to serve the traveling public. B-3 districts are generally located at intersections of major arterial streets or at interchange areas along I-75. Strip development is not encouraged.

4. B-4, Planned Shopping Center District:

The purpose of the B-4 District is to encourage the establishment of large clustered areas that are pre-planned for business uses. The ordinance recognizes different levels of shopping centers designed to meet the needs of variable sized market areas:

- a. **Neighborhood Shopping Center** - This shopping center provides convenience goods for surrounding neighborhoods and is located at the intersection of collector or major arterial streets, having access to both streets. The minimum area required is five (5) acres.
- b. **Community Shopping Center** - This shopping center provides shopping goods for a larger area to include the entire community. These centers shall be located at the intersection of major arterial streets, having access to both streets. The minimum area required for a community shopping center is fifteen (15) acres.
- c. **Regional Shopping Center** - This shopping center provides shopping