

ARTICLE 17. - B-4 HIGHWAY COMMERCIAL

Within all B-4 highway commercial districts, as shown on the official zoning map, the following regulations shall apply:

Section 17.01. - Permitted uses.

[In a B-4 highway commercial district, only the following uses of property shall be permitted:]

- Any use permitted in B-2 and B-3 districts.
- Auto washing establishments.
- Building material storage buildings and yards.
- Bulk fuel storing yards (see [section 2.13, article 2](#)).
- Bus garages or car barns.
- Dairies.
- Dancing studios.
- Drive-in theaters.
- Nurseries.
- Frozen food lockers.
- Garages, public.
- Laundries and dry cleaners.
- Machinery and equipment sales and service.
- Motels and trailer courts.
- Motor freight terminals.
- Nightclubs.
- Mobile home and travel trailer sales.
- Plumbing shops.
- Printing shops.
- Wholesale offices and warehouses.
- Uses similar in character to [the] above-listed uses.

Section 17.02. - Height regulations.

No building or structure shall exceed 50 feet in height.

Section 17.03. - Area regulations.

[In B-4 highway commercial districts, the following area regulations shall apply:]

Lot area. Each lot shall contain a minimum area of not less than 5,000 square feet.

Yards. Each lot shall have front and rear yards not less than the following depths:

Front yard25 ft.

Rear yard25 ft.

Side yard. Side yards of five feet are required only when the side of a commercial lot abuts a residential district. Where side yards are provided but not required, these yards shall be not less than three feet.

Section 17.04. - Off-street parking, loading and unloading.