

- ordinance 03/04-23).
  - t. Laundromats and drycleaners (per ordinance 03/04-23).
  - u. Hotels, motels, lodges and bed and breakfast inns (per ordinance 05/06-10).
  - v. Mechanical (electric or gas) repair shops (per ordinance 05/06-15).
  - w. Pawn shops (per ordinance 05/06-15).
  - x. Plumbing showrooms, shops or repair (per ordinance 05/06-15).
  - y. Lounges and taverns (per ordinance 05/06-15).
2. Special Exceptions:
- a. Communication Towers provided that they meet all the requirements as noted in Appendix A.
  - b. Indoor Sport Shooting Ranges, provided all requirements in Section 14-612 are met (Ordinance No.20/21-23, 4/13/21)
  - c. Any use similar in nature as uses identified above as determined by the Board of Zoning Appeals.
3. Area Regulations. Buildings shall be located so as to comply with the following requirements:
- a. Minimum depth of front yard: thirty (30) feet
  - b. Minimum depth of rear yard: Ten (10) feet
  - c. Minimum depth of side yard: Twenty (20) feet except on a corner lot in which the side yard setback is twenty-five (25) feet
  - d. Minimum Lot Size: 22,000 square feet on public water and sewer. No use is permitted without public water and sewer.
  - e. Commercial buildings shall be permitted to be built on a common lot line provided there is written mutual consent of the owners of the buildings directly involved and the adjacent walls of the buildings have a fire-resistant rating required in the Standard Fire Code.
  - f. For shopping centers, no more than one building shall be permitted on each lot, and then only if the requirements for minimum space for lots and the specifications of the Standard Fire Code related to fire walls are met.
  - g. Off-street loading and unloading areas shall be provided in accordance with Section 14-308 of this code.
  - h. No building shall exceed five (5) stories or sixty (60) feet in height except as provided in Section 14-504. (per Ordinance No.19/20-03, 9/10/19)

**14-409. B-3, Interstate Business District.** The purpose of this district is to provide for general commercial activity along major collectors and arterial highways. The regulations are designed to encourage the proper development of commercial areas in such a manner as to discourage the problems normally associated with strip commercial development; to encourage concentrations of commercial activities; and to preserve the traffic carrying

capacity of the major collectors and arterials upon which such uses are located. Within the B-3, Interstate Commercial District, the following regulations shall apply:

1. Uses Permitted.
  - a. Retail trade – building materials, hardware, farm equipment.
  - b. Retail trade – automotive, marine craft, aircraft and accessories, restaurants, grocery stores, service stations, convenience centers (gas, fuel, restaurants), real estate offices.
  - c. Retail trade – fuel and ice.
  - d. Repair services – automotive and marine repair services.
  - e. Contract construction services.
  - f. Educational services.
  - g. Indoor facility amusements that are completely contained within the enclosed confines of the structures.
  - h. Recreational activities such as golf courses, marinas and public parks, miniature golf, tennis courts and swimming pools.
  - i. Utilities not including sewage disposal and solid waste disposal.
  - j. Motor vehicle transportation.
  - k. Animal husbandry services.
  - l. Marinas.
  - m. Signs subject to the provisions of Section 14-604.
  - n. Public Buildings – owned by governmental agencies or nonprofit organizations.
  - o. Any use customarily incidental to the above permitted uses.
  - p. Storage and mini-storage for household and recreational items (per ordinance 03/04-23).
  - q. Professional offices ~~New automobile retail businesses with repair services in connection therewith~~ (per ordinance 03/04-23) (per ordinance 14/15-04, December 9, 2014) (per ordinance 16/17-03, August 9, 2016)
  - r. Laundromats and drycleaners (per ordinance 03/04-23).
  - s. Hotels, motels, lodges and bed and breakfast inns (per ordinance 05/06-10)
2. Special Exception. The following uses may be permitted on review by the board of zoning appeals as in accordance with Section 14-805:
  - a. Travel trailer parks subject to Section 14-609 of this ordinance.
  - b. Communications Towers
  - c. Indoor Sport Shooting Ranges, provided all requirements in Section 14 612 are met (Ordinance No.20/21-23, 4/13/21)
  - d. Any business or service which, in the opinion of the board of zoning appeals is of the same general nature of the above permitted uses.

3. Area Regulations. Buildings shall be located so as to comply with the following requirements:
  - a. Minimum lot width at building line: one hundred and fifty (150) feet.
  - b. Minimum depth of front yard: fifty (50) feet.
  - c. Minimum width of side yards: twenty-five (25) feet except on a corner lot in which the side yard setback is thirty (30) feet.
  - d. Minimum width of rear yard: twenty (20) feet.
  - e. Minimum lot size: 40,000 square feet.
  - f. Commercial buildings shall be permitted to be built on a common lot line provided there is written mutual consent of the owners of the buildings directly involved and the adjacent walls of the buildings have a fire-resistant rating required in the Standard Fire Code.
  - g. No more than one building shall be permitted on a single lot in the case of a shopping center provided that all applicable area and space requirements have been complied with and further provided that such buildings share a common fire-resistant wall. For shopping centers, no more than one building shall be permitted on each lot, and then only if the requirements for minimum space for lots and the specifications of the Standard Fire Code related to fire walls are met.
  - h. Off-street loading and unloading areas shall be provided in accordance with Section 14-308 of this code.
  - i. No structure shall be erected which exceeds ~~three (3)~~ **five (5)** stories or ~~thirty-five (35)~~ **sixty (60)** feet in height, except as provided by Section 14-504 (per ordinance 05/06-18, per Ordinance No.19/20-03, 9/10/19).

**14-410. B-4, Residential and Commercial Resort District.** The purpose of this district is to establish areas suitable for planned resort developments for the benefit of the citizens, tourists and the general public by providing means of developing property that promotes and encourages open space developments while providing protection to the surrounding environment and land uses. The following uses shall be permitted in addition to the other applicable provisions of this zoning ordinance (per ordinance 04/05-26):

1. Residential uses permitted shall include single-family residences, multi-family residences, condominiums, townhouses, bed and breakfasts and similar developments for rental or home use.
2. Commercial uses permitted shall include:
  - a. Marinas;
  - b. Boat sales;
  - c. Golf courses and clubhouses;
  - d. Tennis clubs and courts;
  - e. Country clubs;
  - f. Miniature golf courses;
  - g. Skating rinks (ice or roller)