

ARTICLE XX

Section 2 FRONT YARD

There shall be a front yard of not less than twenty-five (25) feet in depth measured from the right-of-way line to the front wall of the building.

ARTICLE XX

Section 3 SIDE YARD

There shall not be any minimum side yard requirements except that where a BC Community Business Zone abuts a Residence Zone no building shall be closer to any existing dwelling than fifty (50) feet.

ARTICLE XX

Section 4 REAR YARD

There shall be a rear yard of not less than twenty-five (25) percent of the depth of the lot, but need not exceed twenty-five (25) feet.

ARTICLE XX

Section 5 HEIGHT

No building or structure shall exceed three (3) stories or forty-five (45) feet in height.

ARTICLE XX

Section 6 CONDITIONS

Business establishments shall be of retail or service nature. Goods shall be sold at retail. Servicing and processing shall be conducted within completely enclosed buildings. Drive-in establishments other than gasoline service stations, offering goods and services directly to customers waiting in parked vehicles shall not be permitted. Whenever a business establishment abuts a Residence Zone, the area between the business establishment and the Residence Zone shall be adequately buffered.

ARTICLE XXI BV VARIETY BUSINESS ZONE

ARTICLE XXI

Section 1 PERMITTED USES

Building, structure or land shall be used and no building or structure shall be hereafter erected, structurally altered, enlarged or maintained except for the following uses:

1. Uses permitted in the CB Central Business Zone.
2. Uses permitted in the BL Limited Business Zone.

3. Uses permitted in the BC Community Business Zone.
4. Skating rinks.
5. Mobile home sales.
6. Feed and fuel stores.
7. Amusement enterprises.
8. Plumbing and sheet metal shops.
9. Gymnasiums.
10. Sign painting shops; welding shops.
11. Exterminating shops.
12. Taxidermists.
13. Rentals of garden equipment; garden supplies.
14. Shooting gallery.
15. Window blinds - sales and repair.
16. Storage of building materials.
17. Farm implement establishment for display, hire, sales and repair, including sales lots.
18. Animal hospital, veterinary clinic or kennel, provided any structure shall be not closer than two hundred (200) feet to any dwelling.
19. Commercial baseball field, swimming pools, golf driving ranges.
20. Greenhouses.
21. Hotels; motels; motor hotels.
22. Outdoor storage of boats and RVs

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Section 6 FLOOR AREA

There shall be no minimum floor area requirements.

ARTICLE XXII MT MAJOR TRADING ZONE

ARTICLE XXII

Section 1 GENERAL

The MT Major Trading Zone shall be reserved for shopping centers which, for the purpose of this Ordinance, shall be defined as a group of stores functioning as a unit, planned and designed on a site of not less than ten (10) acres in area.

All uses permitted in the BV Variety Business Zone shall be permitted in the MT Major Trading Zone.

ARTICLE XXII

Section 2 APPROVAL PROCEDURE

An individual, group of individuals or corporation wishing to obtain approval for a shopping center