

- (a) Principal structure, 10 feet, or where the side yard abuts a residential district 40 feet
 - (b) Pump island, 20 feet
 - (v) Rear, none or 40 feet where the rear yard abuts a residential property
 - e. Maximum building height of principal structure, 35 feet
 - f. Maximum lot coverage, 100 percent
3. Accessory Structure:
- a. No accessory structure, excluding fences or walls, shall be closer to any property line than the required setbacks.
 - b. An accessory structure shall not exceed two stories or 25 feet in height.

E. Special Regulations.

In addition to the dimensional requirements above, the following regulations shall apply when required:

- 1. Access (See section 4-194);
- 2. Non-conformities (See sections 7-1-7-9);
- 3. Off-street parking and loading facilities (See sections 6-1-6-19);
- 4. Performance standards (See section 4-208);
- 5. Site plan approval for multi-family, commercial, and industrial development (See section 3-1 et seq.)
- 6. The density and intensity of development for commercial, industrial, and public use areas shall be limited to a Floor Area Ratio (FAR) of 0.5. FAR is the ratio of building area that may be constructed relative to the amount of land area available (e.g., where the FAR equals 0.5, a 10,000 square foot parcel may contain up to 5,000 square feet of building area).

Sec. 4-100. B-3 Highway Commercial District

- A. **Purpose.** It is the intent of this district to accommodate those forms of business that primarily serve the needs of the traveling public, and which therefore require adequate and convenient commercial locations adjacent to major transportation arteries. Any use that is not permitted by right and not prohibited as stated in section 4-100 (C) is prohibited.

B. Permitted Uses:

1. Uses permitted by right:
 - a. Eating establishments, including drive-in restaurants;
 - b. Hotels, motels, or motor lodges, tourist homes;
 - c. Gasoline service stations;
 - d. Retail - commercial, sales and service, except those prohibited;
 - e. Power substations, telephone exchanges, transmission facilities, and sewer lift stations;
 - f. Public buildings and services;
 - g. Drive-in theaters;
 - h. Mobile home sales - excluding residential uses;
 - i. Shopping centers;
 - j. Boat and marine supply sales;
 - k. Laundries and dry cleaning establishments;
 - l. Railroad and bus terminals;
 - m. Churches;
 - n. Campgrounds and travel trailer parks;
2. Accessory uses permitted:
 - a. All accessory structures that are customarily located near or constructed with any one of the permitted principal structures and ancillary to its use.
 - b. The following accessory structures shall be permitted:
 1. Car washes, in conjunction with gasoline service stations;
 2. Accessory structures permitted in conjunction with hotels, motels, or motor lodges;
3. Uses permitted by special exception in compliance with the requirements listed in sections 3-61-3-80. (special exception):
 - a. Bars and cocktail lounges;

- b. Automobile and truck sales and service;
- c. Funeral homes;
- d. Cemeteries; and
- e. Mini-warehouses.

C. Prohibited Uses and Structures

- 1. Light and general industrial uses;
- 2. New residential uses;
- 3. Lumber and building material sales;
- 4. Contractor shops and yards;
- 5. Petroleum bulk storage and sales;
- 6. Junk yards; and
- 7. Any other use or structure not specifically permitted herein or permissible as an exception may be permitted pursuant to section 4-214.

D. Dimensional Requirements. All principal and accessory structures shall be located and constructed in accordance with the following requirements:

- 1. All principal and accessory structures except churches, gasoline service stations and car washes:
 - a. Minimum lot area, 10,000 square feet, (except hotels, motels, and motor lodges, 20,000 square feet)
 - b. Minimum lot width at property line, 100 feet
 - c. Minimum lot depth, 100 feet
 - d. Minimum yard setbacks:
 - (i) Front, 40 feet
 - (ii) Side, street, 25 feet
 - (iii) Side, interior, 10 feet (25 feet where the side yard abuts a residential district)

- (v) Rear, 10 feet (25 feet where the rear yard abuts a residential district).
 - e. Maximum building height of principal structure, 35 feet
 - f. Maximum lot coverage, 60 percent
2. Gasoline service stations and car washes:
- a. Minimum lot size, 15,000 square feet
 - b. Minimum width of lot, 100 feet
 - c. Minimum depth of lot, 100 feet
 - d. Minimum setbacks:
 - (i) Front:
 - (a) Principal structure, 25 feet
 - (b) Pump island, 20 feet
 - (ii) Side, street:
 - (a) Principal structure, 25 feet.
 - (b) Pump island, 20 feet
 - (iii) Side, interior:
 - (a) Principal structure, 10 feet (40 feet where the rear yard abuts a residential district)
 - (b) Pump island, 20 feet
 - (v) Rear, none
 - e. Maximum building height of principal structure, 35 feet.
 - f. Maximum lot coverage, 60 percent
3. Churches and other houses of worship and all other permitted uses:
- a. Minimum lot size, 1 acre
 - b. Minimum lot width, 200 feet
 - c. Minimum yard setbacks from any property line, 35 feet

- d. Maximum building height of principal structure, 35 feet
- e. Maximum lot coverage, 20 percent
- 4. Accessory structures:
 - a. No accessory structure, excluding fences or walls, shall be closer to any property line than the required yard setbacks.
 - b. An accessory structure shall not exceed two stories or 25 feet in height
- E. **Special Regulations.** In addition to the dimensional requirements above, the following regulations shall apply when required:
 - 1. Access (See section 4-194);
 - 2. Non-conformities (See sections 7-1-7-9);
 - 3. Off-street parking and loading facilities (See sections 6-1-6-19);
 - 4. Performance standards (See section 4-208);
 - 5. Site plan approval for multi-family, commercial, and industrial development (See section 3-1 et seq.).
 - 6. The density and intensity of development for commercial, industrial, and public use areas shall be limited to a Floor Area Ratio (FAR) of 0.5. FAR is the ratio of building area that may be constructed relative to the amount of land area available (e.g., where the FAR equals 0.5, a 10,000 square foot parcel may contain up to 5,000 square feet of building area).

Sec. 4-101. BP, Business Professional District

A. **Purpose.** It is the intent of this district to allow the reasonable and orderly development of those areas no longer suitable for low density residential land uses, and to limit uses to a mixture of higher density residential uses and low intensity professional, business, and financial services. Office development together with such public and semi-public buildings and facilities and accessory structures as may be desirable and are compatible with such development as well as surrounding development.

B. Permitted Uses.

- 1. Uses permitted by right:
 - a. Uses permitted by right
 - b. Business and financial services;