

SECTION 14-2-2(B) MINIMUM BUSINESS AND INDUSTRIAL ZONE DISTRICT REGULATIONS

Minimum Requirements		"B-1" Neighborhood Business	"B-2" Office Business	"B-3" Community Business	"B-4" General Business	"I" Industrial
Lot Standards	Lot Area in Feet or Acres	10,000 sq ft	20,000 sq ft	20,000 sq ft	20,000 sq ft	20,000 sq ft
	Width at Building Line	80'	100'	100'	100'	100'
	Mean Depth	100'	150'	150'	150'	150'
Front Building Line Setback Requirements from Centerline or: Front Building Line Whichever is Greater	Local Streets	Consistent	N.A.	N.A.	N.A.	N.A.
	Local Collector		105'	105'	105'	105'
	Collector Streets	With the	110'	110'	110'	110'
	Arterial Streets		115'	115'	115'	115'
	County Highways		105'	105'	105'	105'
	State & Federal Highways		115'	115'	115'	115'
	Front Lot Line	Adjoining Residential	75'	75'	75'	75'
	Depth of Side Yard Abutting a Street		25'	25'	25'	25'
Depth of Side Yard Abutting Lot or District	Total for Both	District(s)	25'	25'	25'	50'
	Minimum for Either	When abutting a "R" or "MH" district or lot, a side yard of 25' is required. When abutting a "R" or "MH" district, a landscaped screen of at least 10' in depth and expected to reach a height of at least 10' shall be provided.				20'
Other Provisions	Depth of Rear Yard	20'	20'	20'	20'	20'
	Maximum Height of Principal Building	25'--over 25' by Spec Use Permit	35'--over 35' by Spec Use Permit	35'--over 35' by Spec Use Permit	45'--over 45' by Spec Use Permit	45'--over 45' by Spec Use Permit
	Floor Area Ratio	0.5	1.0	1.0	2.1	1.0

***All distances are in lineal feet unless otherwise stated.**

N.A. = Not Applicable