

**I-1
Light Industry
Zoning District**

PERMITTED USES

All uses in C-B-D. Additional uses include airport and/or dusting service, archery range, armory, bakery (wholesale), bar or lounge, battery manufacturing, beverage manufacturing, bulk plant (petroleum), canvas products manufacturing, carting (including express, crating, hauling, and storage), cemetery and mausoleum (with restrictions), clothing manufacturing, coffee roasting, cold storage plant, concrete and concrete product manufacturing, contractor (including storage yard for equipment, materials, supplies and/or vehicles), cosmetic manufacturing, creamery, dairy equipment sales, dog pound, drug manufacturing, dry goods (wholesale and manufacturing), electric power generating station, electroplating, elevator maintenance and service, farm equipment and supplies sales, feed store, feed locker plant, food manufacturing, food wholesale and storage, freight depot (railway and truck), frozen food plant, fruit and produce (wholesale), fur dyeing (including finishing and storage), glass manufacturing, hardware (manufacturing, storage, and wholesale), hatchery, hosiery mill, ice cream manufacturing, ice manufacturing, lumber yard and building materials, machine shop, machinery tools (construction equipment sales and service), mattress factory, metal sharpening, millinery manufacturing, mill work and similar woodwork manufacturing, novelty manufacturing, oil company (drilling and exploration), oil field service company, oil field supplies and machinery, packing, painting and decorating contractor, paper product manufacturing, paper supplies (wholesale), passenger depot, pipe storage, plastics fabrication, poultry storage and dressing, printing supplies manufacturing, railroad facilities, riding academy, roofing and sheet metal shop, rug cleaning, sand and gravel storage yard, seed and feed store, shoe wholesale and manufacturing, sporting goods (wholesale), stone cutting, toy manufacturing, trade school, transit vehicle storage and servicing, truck stop (with restrictions), venetian blind and metal awning (fabrication and cleaning), water distillation, welding shop, well drilling company (water).

MINIMUM LOT AREA

Same as R-2 for dwellings, except mobile homes for which 3,500 square feet per dwelling unit is required. None for other uses.

MINIMUM YARD REQUIREMENTS

- Front - For dwellings, 20 feet.
- Side - For detached dwellings, 5 feet per side.
NONE for other uses.
- Rear - For dwellings, 10 feet.
NONE for other uses.
- Open - For single and two-family residences, required front, side, and rear yards must be open space excepting required ingress and egress. For multifamily residences, condominiums, townhouses, and zero lot line homes open yard space must equal 20 percent of lot area with remaining 80 percent reserved for building(s) and parking. For other uses, open yard space must equal 10 percent of lot. Open space shall be at least partially planted in grass or other plantings.

**CBD
Central Business
Zoning District**

PERMITTED USES

All uses in B-G, except bars and lounges. Additional uses are retail trade and service use, light manufacturing, wholesale uses, detention or penal institution.

MINIMUM LOT AREA

NONE

MINIMUM YARD REQUIREMENTS

Front	-	NONE
Side	-	NONE
Rear	-	NONE
Open	-	NONE

**B-G
General Business
Zoning District**

PERMITTED USES

All uses in B-2-I. Additional uses are air conditioning sales and service, amusement (commercial), animal hospital (B), auditorium, automobile parts sales, automobile and truck sales, rentals or repairs, automobile service station and/or repairs, bar or lounge, carwash (with restrictions), drive-in establishment, electric contractor and wholesaler, electric repair station, exterminator, glass store, hotel and/or motel, laundry, marine store, mobile home park, motorcycle sales and service, pawn shop, pet store, plumbing shop, publishing, public building (city, parish, state and federal), radio and television broadcasting studio and transmitter, radio and television repair, restaurant supply sales, retail manufacturing, seafood market, sign shop, storage garage, taxidermist, trailer sales, travel trailer park, warehousing.

MINIMUM LOT AREA

Same as R-2 for dwellings, except mobile homes for which 3,500 square feet per dwelling unit is required. None for other uses.

MINIMUM YARD REQUIREMENTS

- Front - 20 feet
- Side - For detached dwellings, 5 feet per side
NONE for other uses.
- Rear - For dwellings, 10 feet
NONE for other uses, except in the case of carwash. With this use, no side or rear yards are required except that any open side must be at least 25 feet from the property line.
- Open - For single and two-family residences, required front, side, and rear yards must be open space excepting required ingress and egress. Open space shall be planted in grass or other plantings. For multifamily residences, condominiums, townhouses, and zero lot line homes, open yard space must equal 20 percent of lot area with remaining 80 percent reserved for building(s) and parking. For other uses, open yard space must equal 10 percent of lot area for lots of one acre or less and 20 percent of lot area for sites larger than one acre. Open space shall be at least partially planted in grass or other plantings.

Where lots are created adjacent to or abutting a substandard public right-of-way, a building setback line shall be placed at a distance from the public right-of-way equal to the sum of one-half of the right-of-way deficit and the zoning setback for the applicable zoning district.

B-2-I
Intermediate Business
Zoning District

PERMITTED USES

All uses in B-T. Additional uses are appliance store, automobile dealership (franchised, with related services), department store, dry cleaners, garden supply store, paint store, post office, and public office (state, local, and federal).

MINIMUM LOT AREA

Same as R-2 for dwellings. None for other uses.

MINIMUM YARD REQUIREMENTS

- Front - 20 feet
- Side - For detached dwellings, 5 feet per side
NONE for other uses.
- Rear - For dwellings, 10 feet
NONE for other uses.
- Open - For single and two-family residences, required front, side, and rear yards must be open space excepting required ingress and egress. Open space shall be planted in grass or other plantings. For multifamily residences, condominiums, townhouses, zero lot line homes, and other uses, open space must equal 20 percent of lot area with remaining 80 percent reserved for building(s) and parking. Open space shall be at least partially planted in grass or other plantings.

Where lots are created adjacent to or abutting a substandard public right-of-way, a building setback line shall be placed at a distance from the public right-of-way equal to the sum of one-half of the right-of-way deficit and the zoning setback for the applicable zoning district.

**B-T
Transitional Business
Zoning District**

PERMITTED USES

All uses in B-1-L. Additional uses are animal hospital (A), bakery, bank, business and/or professional college, catering shop, clinic, dairy product sales, delicatessen, diaper service, drive-thru establishment, dry goods store, fix-it shop, fruit and/or vegetable stand, funeral home, furniture repair, gasoline or diesel fuel sales (with restrictions), grocery store, gymnasium, haberdashery, hardware store (retail), hospital and/or sanitarium, hotel (small), leather store, liquor sales (package), loan office, nursing or convalescent home, office supply, optical and/or surgical supply store, parking garage or lot, printing and graphics, radio and television broadcasting studio, reducing salon and/or health club, restaurant, self-service storage facility (with restrictions), shoe store, sporting goods store, studio for professional work or teaching, tailor shop, theater, toy store, uniform sales, variety sales, YMCA/YWCA. Open outside storage of goods and/or supplies is prohibited in this district. Drive-in establishments are prohibited.

MINIMUM LOT AREA

Same as R-2 for dwellings. None for other uses.

MINIMUM YARD REQUIREMENTS

- Front - 20 feet
- Side - For detached dwellings, 5 feet per side
NONE for other uses.
- Rear - For dwellings, 10 feet
NONE for other uses.
- Open - For single and two-family residences, required front, side, and rear yards must be open space excepting required ingress and egress. Open space shall be planted in grass or other plantings. For multifamily residences, condominiums, townhouses, zero lot line homes, and other uses, open yard space must equal 20 percent of lot area with remaining 80 percent reserved for building(s) and parking. Open space shall be at least partially planted in grass or other plantings.

Where lots are created adjacent to or abutting a substandard public right-of-way, a building setback line shall be placed at a distance from the public right-of-way equal to the sum of one-half of the right-of-way deficit and the zoning setback for the applicable zoning district.

**B-1-L
Limited Business
Zoning District**

PERMITTED USES

All uses in R-2 and B-N (excluding hamburger shop and/or sandwich shop). Additional uses are antique shop, apparel and accessory shop, art gallery, dance studio, interior decorator, jewelry manufacturing, jewelry store, personal service shop, seamstress or dressmaker or tailor, and stationery store. These uses are permitted provided that no goods or merchandise or materials shall be stored or displayed outside a building, and no sound shall be amplified outside the confines of a building. Drive-in and drive-through establishments are prohibited, except as specifically permitted.

MINIMUM LOT AREA

Same as R-2 for dwellings. None for other uses.

MINIMUM YARD REQUIREMENTS

- Front - 20 feet, in which parking shall not be permitted.
- Side - 5 feet per side. Wherever a non-residential use abuts another non-residential use, no side yard shall be required.
- Rear - For dwellings, 10 feet.
NONE for other uses.
- Open - For single and two-family residences, required front, side, and rear yards must be open space excepting required ingress and egress. Open space shall be planted in grass or other plantings. For multifamily residences, condominiums, townhouses, zero lot line homes and other uses, open yard space must equal 20 percent of the lot area with the remaining 80 percent reserved for building(s), driveways, and parking. Open space shall be at least partially planted in grass or other plantings.

Where lots are created adjacent to or abutting a substandard public right-of-way, a building setback line shall be placed at a distance from the public right-of-way equal to the sum of one-half of the right-of-way deficit and the zoning setback for the applicable zoning district.

B-N
Neighborhood Business
Zoning District

PERMITTED USES

All uses in R-1-C. Additional uses are barber shop, beauty shop, bookstore, business or professional office, camera and photographic supply store, candy store, coffee and/or pastry shop, commercial child care facility, convenience store (excluding gasoline and diesel sales), cosmetic store, drug store (with drive-thru for pharmaceutical products only), floral shop, gift shop, hamburger and/or sandwich shop, hobby supply store, ice cream parlor, laundry (self-service), music store, newsstand, picture framing store, pick-up station (laundry and/or dry cleaning), shoe repair, tobacco store. Open outside storage of goods and/or supplies is prohibited in this district. Drive-in and drive-through establishments are prohibited, except as noted above.

MINIMUM LOT AREA

Same as R-1-C for dwellings. None for other uses.

MINIMUM YARD REQUIREMENTS

- Front - 20 feet
- Side - For detached dwellings, 5 feet per side
NONE for other uses
- Rear - For dwellings, 10 feet
NONE for other uses
- Open - Open yard space must equal 20 percent of lot area with remaining 80 percent reserved for building(s) and parking. Open space shall be at least partially planted in grass or other plantings.

Where lots are created adjacent to or abutting a substandard public right-of-way, a building setback line shall be placed at a distance from the public right-of-way equal to the sum of one-half of the right-of-way deficit and the zoning setback for the applicable zoning district.

**R-2
Multifamily Residential
Zoning District**

PERMITTED USES

All uses in R-1-C plus boardinghouse, club or lodge (private), cemetery/mausoleum (with restrictions), college or university dormitory, dwelling (multifamily), fraternity or sorority house, storage garage, and zero lot line homes.

MINIMUM LOT AREA

4,500 square feet per dwelling for single-family residences; 5,000 square feet per two-family dwelling. For multifamily dwellings, 4,000 square feet for the first two units plus 1,000 square feet for each additional unit. For condominiums and townhouses, 2,500 square feet per dwelling unit. For zero lot line homes, 3,500 square feet per dwelling unit.

In the case where a development includes private streets or common areas, these areas can be applied proportionally in the calculation of the minimum lot size.

MINIMUM YARD REQUIREMENTS

- Front - 20 feet
- Side - 5 feet per side
- Rear - 10 feet
- Open - For single and two-family residences, required front, side, and rear yards must be open space excepting required ingress or egress. Open space shall be planted in grass or other plantings. For multifamily residences, condominiums, townhouses, and zero lot line homes, open yard space must equal 20 percent of lot area with remaining 80 percent reserved for building(s) and parking. Open space shall be at least partially planted in grass or other plantings.

Where lots are created adjacent to or abutting a substandard public right-of-way, a building setback line shall be placed at a distance from the public right-of-way equal to the sum of one-half of the right-of-way deficit and the zoning setback for the applicable zoning district.

R-1-C
Single and Two-Family Residential
Zoning District

PERMITTED USES

All uses in R-1-B plus dwelling (two-family).

MINIMUM LOT AREA

4,500 square feet per dwelling for single-family residences; 5,000 square feet per dwelling for two-family residences.

In the case where a development includes private streets or common areas, these areas can be applied proportionally in the calculation of the minimum lot size.

MINIMUM YARD REQUIREMENTS

- Front - 20 feet
- Side - 5 feet per side
- Rear - 10 feet
- Open - For single and two-family residences, required front, side, and rear yards must be open space excepting required ingress and egress. Open space shall be planted in grass or other plantings. For condominiums and townhouses, open yard space must equal 20 percent of lot area with remaining 80 percent of lot area reserved for building(s) and parking.

Where lots are created adjacent to or abutting a substandard public right-of-way, a building setback line shall be placed at a distance from the public right-of-way equal to the sum of one-half of the right-of-way deficit and the zoning setback for the applicable zoning district.

R-1-B
Single-Family Residential
Zoning District

PERMITTED USES

All uses in R-1-A.

MINIMUM LOT AREA

7,000 square feet per dwelling unit.

In the case where a development includes private streets or common areas, these areas can be applied proportionally in the calculation of the minimum lot size.

MINIMUM YARD REQUIREMENTS

- Front - 20 feet
- Side - 5 feet per side
- Rear - 10 feet
- Open - Required front, side, and rear yards must be open space excepting required ingress and egress. Open space shall be planted in grass or other plantings. For condominiums and townhouses, open yard space must equal 20 percent of lot area with remaining 80 percent reserved for building(s) and parking.

Where lots are created adjacent to or abutting a substandard public right-of-way, a building setback line shall be placed at a distance from the public right-of-way equal to the sum of one-half of the right-of-way deficit and the zoning setback for the applicable zoning district.

R-1-A
Single-Family Residential
Zoning District

PERMITTED USES

Accessory apartment (with restrictions), accessory use, art gallery or museum, bed and breakfast facilities (with restrictions), church and associated uses, condominium, dwelling (single-family), electric substation, farming (on five acres or more), fire station, gas regulator station, golf course (except driving range, pitch and putt or miniature golf course), home occupation, horticulture nursery (with restrictions), kindergarten, library or reading room, parks and playgrounds, pipeline or electric transmission line, railroad right-of-way, recreational facility (privately owned and operated, including individual and community swimming pools, tennis clubs, non-commercial community centers, and similar uses), schools (elementary, secondary, public, and private, including associated uses and structures), sewer pumping station, telephone exchange, townhouse, water pumping station, water storage.

MINIMUM LOT AREA

8,500 square feet per dwelling unit.

In the case where a development includes private streets or common areas, these areas can be applied proportionally in the calculation of the minimum lot size.

MINIMUM YARD REQUIREMENTS

- Front - 20 feet
- Side - 5 feet per side
- Rear - 10 feet
- Open - Required front, side, and rear yards must be open space excepting required ingress and egress. Open space shall be planted in grass or other plantings. For condominiums and townhouses, open yard space must equal 20 percent of lot area with remaining 80 percent reserved for building(s) and parking.

Where lots are created adjacent to or abutting a substandard public right-of-way, a building setback line shall be placed at a distance from the public right-of-way equal to the sum of one-half of the right-of-way deficit and the zoning setback for the applicable zoning district.