

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-1
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 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.