

d- The following setback and yard requirements shall be provided:

1. Front Yards: the front yard building line for all building and accessory buildings shall be a minimum of fifty (50) feet from any existing or proposed right-of-way line of any street or road. In case of service stations, all gas pumps, gas pump islands, grease pits or racks and other similar facilities shall be located no closer than twenty-five (25) feet from a street or highway right-of-way line.

2. Side Yards: a minimum side yard of twenty-five (25) feet shall be required for all structures in the B-1 Highway Commercial Zone as measured from the side property line to the nearest building or structure.

3 Rear Yards: a minimum rear yard of thirty (30) feet shall be required for all structures in the B-1 Highway Commercial Zone as measured from the rear property line to the nearest building or structure.

e- No building shall exceed two and one half (2 ½) stories or thirty-five (35) feet in height.

f- Special development standards: where the property lines separate a Business Zone from a Residential one, a visual and mechanical barrier a minimum of six (6) feet in height shall be provided along the common lines, which may consist of any of the following:

1. An evergreen hedge with a chain link fence not less than three (3) feet in height.
2. A fence of non-deteriorating material
3. A masonry wall

\*g- When residential uses are mixed with other uses on the same lot in business zones, the density requirements of the R-3 zone as stated in Section 5.603 (c) (2) shall be used to determine the number of allowable units on each lot.

\*See Appendices A & B

#### Section 5.702 Central Business, "B-2"

a- All types of retail sales and services excluding automobile repair garages, service stations, drive-in theaters, drive-in restaurants, and bait shops, but including and not necessarily limited to the following:

1. All types of financial institutions.
2. All types of offices and office buildings.

3. Department stores, variety stores, clothing stores, and other similar stores and shops.
4. Recreation and entertainment facilities, except drive-in theaters.
5. Theaters except as otherwise specified.
6. Restaurants and other food establishments except drive-in eating places.
7. Souvenir shops, gift shops.
8. Commercial parking lots.
- \*9. Single family dwelling and multiple family dwelling if combined with B-2 Commercial use.

b- Accessory uses and buildings permitted shall include those customarily incidental to the above permitted uses.

c- There shall be no minimum area or lot width requirements within the "B-2" zone.

d- There shall be no minimum front, side or rear yard requirements in this zone

e- There shall be no height limitations in this zone.

f- Special development standards: where the property lines separate a Business Zone from a Residential one, the same requirements for a visual and barrier separation shall be required as regulated under the sub-section 5.701, paragraph "f".

g- No off-street parking facilities are required only for retail sales and retail service establishments of less than five hundred (500) square feet of floor area within this 'B-2' zone. All similar uses of larger floor area and other structures including public and semi-public uses and structures shall comply with the parking requirements established in Section 4.800.

\*h- When residential uses are mixed with other uses on the same lot business zones, the density requirements of the R-3 zone as stated in Section 5.603 (c) (2) shall be used to determine the number of allowable units on each lot.