

**Article 84-49.6. Lots****84-49.602 Area.**

No building or structure shall be erected or placed on a lot of less than five thousand square feet. (Ord. 77-102).

**84-49.604 Width.**

No building or structure shall be erected or placed on a lot of less than fifty feet in average width. (Ord. 77-102).

**84-49.606 Depth.**

No building or structure shall be erected or placed on a lot of less than ninety feet in average depth. (Ord. 77-102).

**Article 84-49.8. Building Height****84-49.802 Maximum.**

No building or structure or part of it hereafter erected or moved on a lot or building site in this district shall exceed thirty-five feet above the average existing natural ground level at the center of all walls of the building. (Ord. 77-102).

**Article 84-49.10. Yards****84-49.1002 Side.**

No side yards are required except a minimum of ten feet abutting a residential district. (Ord. 77-102).

**84-49.1004 Rear.**

No rear yards are required except a minimum of fifteen feet abutting a residential district. (Ord. 77-102).

**84-49.1006 Setback.**

No setbacks (front yards) are required. (Ord. 77-102).

**Article 84-49.12. Off-street Parking****84-49.1202 Requirements.**

Off-street parking shall be provided as required by Chapter 82-16. (Ord. 77-102).

**Article 84-49.14. Signs****84-49.1402 Requirements.**

Signs are allowed in this district only as authorized and approved in accordance with Chapter 88-8. (Ord. 77-102).

**Article 84-49.16. Open Area****84-49.1602 Requirements.**

Maximum feasible landscaping shall be provided in this district consistent with applicable off-street parking requirements. (Ord. 77-102).

**Article 84-49.18. Development Plans****84-49.1802 Requirements.**

No development is lawful in this district until a development plan for it has been submitted and approved pursuant to Article 84-50.16. Scale drawings indicating soils and geological information shall be included as part of the application for development plan approval. (Ord. 77-102).

**Article 84-49.20. Land Use and Variance Permits****84-49.2002 Granting.**

Land use permits for the special uses enumerated in Section 84-49.404 and variance permits to modify the provisions contained in Sections 84-49.602 through 84-49.802, 84-49.1202, and 84-49.1402 may be granted in accordance with Chapters 26-2 and 82-6. (Ord. 77-102).

**Chapter 84-50****\* N-B NEIGHBORHOOD BUSINESS DISTRICT****Sections:****Article 84-50.2. General****84-50.202 General provisions.****Article 84-50.4. Uses****84-50.402 Uses—Permitted.****84-50.404 Uses—Requiring land use permit.****Article 84-50.6. Lots****84-50.602 Lot—Area.****Article 84-50.8. Building Height****84-50.802 Building height—Maximum.****Article 84-50.10. Yards****84-50.1002 Yard—Side.****84-50.1004 Yard—Setback.**

**Article 84-50.12. Land Use and Variance Permits**  
**84-50.1202 Land use and variance permit—Granting.**

**Article 84-50.14. Planned District**

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**Article 84-50.16. Development Plans**

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**84-50.1606 Review, approval, changes conditions.**  
**84-50.1608 Rezoning to N-B district.**

**Article 84-50.2. General**

**84-50.202 General provisions.**

All land within an N-B neighborhood business district may be used for any of the following uses, under the following regulations set forth in this chapter. (Ord. 1781: Ord. 1721: Ord. 1569: prior code § 8159 (part): Ord. 937: Ord. 479).

**Article 84-50.4. Uses**

**84-50.402 Uses—Permitted.**

(a) Uses permitted in the N-B district shall be those uses for the carrying on of a neighborhood business, which is the barter, sale or exchange, to the consumer, of goods and services necessary for the day-to-day maintenance of a family. Neighborhood business uses shall be maintained and conducted wholly within enclosed buildings, except that areas set aside for the

temporary parking of patrons' vehicles need not be enclosed.

(b) Permitted uses shall include the following and other of like character:

- (1) Bakery goods shops;
- (2) Barber and beauty shops;
- (3) Delicatessen shops;
- (4) Drugstores;
- (5) Grocery stores;
- (6) Laundry and cleaning agencies and press shops;
- (7) Meat markets;
- (8) Variety stores;
- (9) Shoe repair shops;
- (10) Professional offices;
- (11) Real estate offices; and
- (12) Accessory signs providing such signs are not rotating, flashing or animated and do not exceed forty square feet of surface area except that double face signs shall be considered as having one surface, and do not exceed twenty-five feet in height. (Ord. 1781: Ord. 1721: Ord. 1569: prior code § 8159(a): Ord. 937: Ord. 479).

**84-50.404 Uses—Requiring land use permit.**

In the N-B district, the following uses are permitted after the issuance of a land use permit:

- (1) Structure having three or more residential apartment units;
- (2) Gasoline service stations;
- (3) Accessory signs having more than forty square feet in surface area, or more than twenty-five feet in height, or that are rotating, flashing or animated;
- (4) Where a road, having a right-of-way width of fifty-five feet or less, forms the common boundary between a district of this classification and a district of any residential classification, no access to property in the district of this classification adjacent to such common boundary shall be permitted to or from such road until a land use permit therefor shall have first been obtained. Such permit shall be determined by the effects of traffic upon such a road occasioned by use within such district, the characteristics of the adjacent areas, traffic problems, pedestrian traffic, and other considerations found pertinent to the particular area concerned. (Ord. 67-27 § 1, 1967: Ord. 1781: Ord. 1721: Ord. 1569: prior code § 8159(b): Ord. 937: Ord. 479).

**Article 84-50.6. Lots**

**84-50.602 Lot—Area.**

All buildings or parts of buildings hereafter erected or altered for use for neighborhood business shall be

situated on a lot at least thirty-five hundred square feet in area, and at least thirty-five feet in average width. (Ord. 1781: Ord. 1721: Ord. 1569: prior code § 8159(c): Ord. 937: Ord. 479).

#### **Article 84-50.8. Building Height**

##### **84-50.802 Building height—Maximum.**

No building or structure or part of it hereafter erected for a neighborhood business use shall be more than fifty feet high above the highest point of ground elevation on the lot on which the building is erected. (Ord. 1781: Ord. 1721: Ord. 1569: prior code § 8159(d): Ord. 937: Ord. 479).

#### **Article 84-50.10. Yards**

##### **84-50.1002 Yard—Side.**

No side yards are required. (Ord. 1781: Ord. 1721: Ord. 1569: prior code § 8159(c): Ord. 937: Ord. 479).

##### **84-50.1004 Yard—Setback.**

Every structure erected for neighborhood business use and every structure accessory to it shall be located at least twenty-five feet from the boundary line of any existing public road or highway. (Ord. 1781: Ord. 1721: Ord. 1569: prior code § 8159(f): Ord. 937: Ord. 479).

#### **Article 84-50.12. Land Use and Variance Permits**

##### **84-50.1202 Land use and variance permit—Granting.**

Land use permits for the special uses enumerated in Section 84-50.402 and variance permits to modify the provisions contained in Sections 84-50.602, 84-50.802 and 84-50.1004 may be granted after application in accordance with Chapter 82-6. (Ord. 1781: Ord. 1721: Ord. 1569: prior code § 8159(g): Ord. 937: Ord. 479).

#### **Article 84-50.14. Planned District**

##### **84-50.1402 Planned district—Purpose.**

When the board of supervisors finds, after proceedings for the precise zoning of an area have been taken by the planning commission, that one or more contiguous parcels of land are in a location and contain an area of size and shape adequate to provide neighborhood facilities needed to serve adjoining districts, these parcels may be established as a planned neighborhood business district. The purpose of a planned neighborhood business district is to provide an integrated

plan for location of and proper relationships between buildings, control of area and height of buildings, adequate off-street parking, loading facilities, limitation of land uses, and locations of access for pedestrian and vehicular traffic, including ingress to and egress from public streets or ways or from any parcel to the other parcels, in order to provide overall arrangements for shopping facilities best suited to the public use. A planned neighborhood business district is to be established and developed with that purpose in mind, as provided in Sections 84-50.1404 — 84-50.1418. (Ord. 1781: Ord. 1721: Ord. 1569: prior code § 8159(h) (part): Ord. 937: Ord. 479).

##### **84-50.1404 Planned district—Enlarged detailed map.**

An enlarged detailed map shall be made a part of the zoning ordinance of this county, designating the parcel or parcels included on it as a planned neighborhood business district. The map shall delineate locations of access, sites for the placement of buildings and spaces about buildings, and off-street parking areas integrated for the district as a whole. (Ord. 1781: Ord. 1721: Ord. 1569: prior code § 8159(h)(l): Ord. 937: Ord. 479).

##### **84-50.1406 Planned district—Erection of buildings.**

Buildings may be erected within the sites shown on the enlarged detailed map, but may not exceed in area one-fourth of the total area of the parcel on which the buildings are erected, except that a variance permit to modify this provision may be given by the zoning administrator. The owner of the parcel may erect buildings up to the full one-fourth of total areas but no owner shall subdivide any parcel by selling or conveying any part of the parcel if either the part remaining or any part sold or conveyed contains buildings in excess of one-fourth of the total area: in addition to any other remedy available to parties interested for the violation of this provision, no building permit shall be issued to any person for construction of any building on any part of the subdivided parcel until all parts of the parcel in separate ownerships satisfy the building area limitations of this section. "Building," as used in this section, includes service station pump islands, open or covered storage areas, covered ground floor or multi-storied parking facilities, but does not include covered porches, walkways, colonnades, porticos, peristyles, breezeways, and other structures of similar design and purpose, provided that the areas within such structures are not intended or used for the storage of chattels, the sale of

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goods or merchandise or the carrying on of any other commercial activity. (Ord. 67-29 § 1, 1967: Ord. 1781: Ord. 1721: Ord. 1569: prior code § 8159(h)(2): Ord. 937: Ord. 479).

**84-50.1408 Planned district—Vehicular access.**

Vehicular access from public streets to parcels and from one parcel to another shall occur only at the locations indicated on the enlarged detailed map. (Ord. 1781: Ord. 1721: Ord. 1569: prior code § 8159(h)(3): Ord. 937: Ord. 479).

**84-50.1410 Planned district—Areas on which no building is erected.**

Areas of any parcel in a planned neighborhood business district on which no building is erected may be used for the following uses and purposes, except that there shall not be obstructions of locations of access other than legally required to prevent acquisition by adverse possession or prescription: walks, drives, curbs, gutters, parking areas, utility structures, light poles, sign poles and signs, and landscaping features. Within areas on which no building is erected at least two and one-half square feet of parking space must be made available for each one square foot of area occupied by buildings on the same parcel; this ratio may be reduced by land use permit to not less than one and one-half square feet of parking space for each one square foot of building area occupied by buildings on the same parcel, when the public body issuing the land use permit finds:

(1) That the reduction will not be contrary to the intent or the purpose of Section 84-50.1402 — 84-50.1418 or contrary to the public interest, safety, health, and welfare;

(2) That because of special conditions or exceptional characteristics of the parcel or its location or surroundings, adherence to the exact limitations of Section 84-50.1402 — 84-50.1418 would be unreasonable;

(3) That reduction of parking area will not impair the integrated plan for shopping facilities in the planned neighborhood business district. (Ord. 1781: Ord. 1721: Ord. 1569: prior code § 8159(h)(4): Ord. 937: Ord. 479).

**84-50.1412 Planned district—Height provisions.**

Anything in Section 82-2.008 notwithstanding, no building or part of it located in a planned neighborhood business district shall be more than two stories nor more than thirty feet high to top-plate of the building, and no structure other than a building, including signs, shall be

higher than any building on the same parcel. Signs not attached to any building may have a height not greater than twenty-five feet. The foregoing limitations shall not affect public utilities structures and television antennae. (Ord. 1781: Ord. 1721: Ord. 1569: prior code § 8159(h)(5): Ord. 937: Ord. 479).

**84-50.1414 Planned district—Permitted uses.**

Uses allowed in a planned neighborhood business district shall be those allowed in an R-B retail business district and the N-B neighborhood business district except the following which shall not be allowed:

(1) Residential uses including hotels and motels, except living accommodations of an accessory nature;

(2) Nonaccessory signs;

(3) Roof signs, except gasoline service station signs attached to pump islands or pump island canopies;

(4) Cabinet shops, animal hospitals or kennels, animal or poultry husbandry, granaries, dehydration plants, wineries, canneries, agricultural warehouses, sheet metal shops, pawn shops, mortuaries, cemeteries, or crematoriums, and lumber yards;

(6) Those business uses which are not maintained and conducted wholly within enclosed buildings. (Ord. 72-57 § 1, 1972: Ord. 1781: Ord. 1721: Ord. 1569: prior code § 8159(h)(6): Ord. 937: Ord. 479).

**84-50.1415 Planned district—Uses allowable by land use permit.**

In the N-B district the following uses are allowable by land use permit: Plant nurseries and amusement establishments. (Ord. 72-57 § 2, 1972: prior code § 8159(h)(6½)).

**84-50.1416 Planned district—Land use permits.**

Land use permits for the modification of the enlarged detailed map may be granted only after the owner of the property involved has made application in accordance with applicable county regulations; modifications must be consistent with the purposes and intent of Section 84-50.1402 — 84-50.1418. (Ord. 1781: Ord. 1721: Ord. 1569: prior code § 8159(h)(7): Ord. 937: Ord. 479).

**84-50.1418 Planned district—Plans—Approval.**

Plans for building and site development of any parcel shall be submitted to the building inspector by the owner of the parcel with the owner's application for any building permit.

Plans shall show, among other things, grades and contours on that and adjoining parcels and shall provide for loading facilities separate from public entrances to any building. The plans shall be referred by the building inspector to the planning department with the building inspector's request for an approval as to zoning. The planning department shall approve the plans if they provide reasonable loading facilities, conform with the enlarged detailed map, and are consistent with the purposes and intent of Section 84-50.1402 — 84-50.1418. Disputes arising under this section shall be referred to the board of adjustment for administration. (Ord. 1781: Ord. 1721: Ord. 1569: prior code § 8159(h)(8): Ord. 937: Ord. 479).

#### **Article 84-50.16. Development Plans**

##### **84-50.1602 Development plan required.**

No development is lawful in an N-B district until a development plan for it has been submitted to and approved by the zoning administrator. (Ord. 74-36 § 1).

##### **84-50.1604 Application.**

All applications for development plan approval shall include scale drawings indicating the following:

- (1) Topography;
- (2) A boundary survey of the site;
- (3) All existing and proposed structures, and the height and number of dwelling units in each;
- (4) Planting and landscaping areas;
- (5) Automobile parking areas;
- (6) Vehicular and pedestrian ways with grades, widths, and type of proposed improvements;
- (7) Ingress and egress points for the site;
- (8) Existing and proposed utilities;
- (9) Recreational facilities, if any;
- (10) Surface drainage conditions and outlets;
- (11) Building elevations indicating architectural type;
- (12) Additional information as may be required by the zoning administrator including a statement of how the proposed plan is consistent with, and will further the goals and objectives of the general plan including, but not limited to, its community facilities element. (Ords. 85-56 § 6, 73-36 § 1).

##### **84-50.1606 Review, approval, changes conditions.**

(a) Review. The zoning administrator shall review development plan applications, for approval, modification, or denial, in public hearing pursuant to and

otherwise regulated by the land use permit provisions of Chapter 26-2.

(b) Approval. In approving the application, he shall find that it is consistent with the purpose of this district and that it is architecturally compatible with other uses in the vicinity, both inside and outside the district.

(c) Changes. When any plan has been approved by the zoning administrator, it shall not thereafter be changed except with his approval after review, for which he may schedule a public hearing.

(d) Conditions. The zoning administrator may impose reasonable conditions and limitations in addition to the requirements listed in this article, to carry out the purpose of this district. (Ord. 74-36 § 1).

##### **84-50.1608 Rezoning to N-B district.**

(a) An applicant for rezoning to an N-B district may submit simultaneously and in combination with the zoning application, or thereafter but before the board's final zoning decision, an application for approval of a development plan for the property.

(b) Such a development plan application shall be processed and noticed as are those matters designated to come before the zoning administrator, except that it shall be initially heard by the planning commission. The commission's decision shall be a recommendation to the board of supervisors which shall make the final decision on the development plan along with the rezoning. (Ord. 74-36 § 1).

#### **Chapter 84-52**

#### **R-B RETAIL BUSINESS DISTRICT**

##### **Sections:**

##### **Article 84-52.2. General General provisions.**

84-52.202

##### **Article 84-52.4. Uses**

84-52.402

**Uses—Permitted.**

84-52.404

**Uses—Requiring a land use permit.**

##### **Article 84-52.6. Lots**

84-52.602

**Lot—Area.**

##### **Article 84-52.8. Building Height**

84-52.802

**Building height—Maximum.**

**Article 84-52.10. Yards**

- 84-52.1002 Yard—Side.  
84-52.1004 Yard—Setback.

**Article 84-52.12. Land Use and Variance Permits**

- 84-52.1202 Land use and variance permit—  
Granting.

**Article 84-52.14. Special District**

- 84-52.1402 Special district—Generally.  
84-52.1404 Special district—Enlarged,  
detailed map.  
84-52.1406 Special district—Land use  
permits.  
84-52.1408 Special district—Lot area.  
84-52.1410 Special district—Building  
construction.  
84-52.1412 Special district—Areas not  
included in building sites.

**Article 84-52.16. Development Plans**

- 84-52.1602 Development plans required,  
procedure.

**Article 84-52.2. General****84-52.202 General provisions.**

All land within an R-B retail business district may be used for any of the following uses, under the following regulations set forth in this chapter. (Ord. 2011: Ord. 1985: Ord. 1781: Ord. 1569: prior code § 8160(part): Ord. 1046: Ord. 556: Ord. 382).

**Article 84-52.4. Uses****84-52.402 Uses Permitted.**

Uses permitted in the R-B district shall be as follows:

(1) The carrying on of a retail business as defined in Section 82-4.216 provided all the sales, demonstrations, displays, services and other activities of the retail business are conducted within an enclosed building, except that off-street parking shall be permitted;

(2) All of the uses permitted in single family and two family residential districts together with the uses permitted in these districts after the granting of land use permits:

(3) Hotels and motels; and

(4) Accessory signs providing such signs are not rotating, flashing or animated and do not exceed fifty square feet of surface area except that double face signs shall be considered as having one surface, and do not

exceed twenty-five feet in height. (Ord. 2011: Ord. 1985: Ord. 1781: Ord. 1569: prior code § 8160(a): Ord. 1046: Ord. 556: Ord. 382).

**84-52.404 Uses—Requiring a land use permit.**

In the R-B district the following uses are permitted after the issuance of a land use permit:

- (1) Lumber yard;
- (2) Cabinet shop;
- (3) Sheet metal shop;
- (4) Animal hospital;
- (5) Commercial dog kennel;
- (6) Hobby dog kennel;
- (7) Auto garage which includes body repair and painting;

(8) Building contractor's yard;  
(9) Structures having three or more residential apartment units. Minimum off-street parking requirements for apartment units shall be as required in Section 84-24.1202;

(10) Other retail businesses where the sales, demonstrations, displays, services and other activities, or some of them, are conducted other than in an enclosed building;

(11) Accessory signs having more than fifty square feet in area, or more than twenty-five feet in height or that are rotating, flashing or animated;

(12) Nonaccessory signs;

(13) Where a road, having a right-of way width of fifty-five feet or less, forms the common boundary between a district of this classification and a district of any residential classification, no access to property in the district of this classification adjacent to such common boundary shall be permitted to or from such road until a land use permit therefor shall have first been obtained. Such permit shall be determined by the effects of traffic upon such a road occasioned by use within such district, the characteristics of the adjacent areas, traffic problems, pedestrian traffic, and other considerations found pertinent to the particular area concerned;

(14) A manufacturing research use which is to be established in an existing fully enclosed building where no alterations, or a minimum amount of alterations, would be required to accommodate such use; and which wholly involves products of small bulk; and which meets the following standards:

(A) No smoke of any kind shall be permitted.

(B) No odors created by any industrial or processing operation shall be perceptible at the property site boundaries.

(C) No discharge into the air of any dust, dirt or particular matter, created by any industrial operation or emanating from any products prior to or subsequent to processing shall be permitted.

(D) No corrosive, obnoxious or toxic fumes or gases shall be permitted.

(E) No heat or glare shall be perceptible at any point beyond the subject boundaries.

(F) No manufacturing, processing or laboratory research shall be permitted which would create or establish an unusually special or dangerous fire or safety hazard to surrounding properties.

(G) No ground vibrations shall be perceptible at the property site boundaries.

(H) No emanation of noise exceeding seventy decibels at the boundaries of the property shall be permitted.

(I) All manufacturing, processing or research operations shall be conducted within enclosed buildings.

(J) All open storage areas shall be screened by solid walls, fences or adequate plantings of not less than six feet in height and in no case shall materials be stacked or stored higher than the screen. (Ord. 68-52 § 2, 1968: Ord. 67-39 § 6, 1967: Ord. 67-27 § 1, 1967: Ord. 2011: Ord. 1985: Ord. 1781: Ord. 1569: prior code § 8160(b): Ord. 1046: Ord. 556: Ord. 382).

#### **Article 84-52.6. Lots**

##### **84-52.602 Lot—Area.**

Lot area provisions for the R-B district shall be the same as those for the N-B district (Section 84-50.602). (Ord. 2011: Ord. 1985: Ord. 1984: Ord. 1781: Ord. 1569: prior code § 8160(c): Ord. 1046: Ord. 556: Ord. 382).

#### **Article 84-52.8. Building Height**

##### **84-52.802 Building height—Maximum.**

Building height provisions for the R-B district shall be the same as those for the N-B district (Section 84-50.802). (Ord. 2011: Ord. 1985: Ord. 1984: Ord. 1781: Ord. 1569: prior code § 8160(d): Ord. 1046: Ord. 556: Ord. 382).

#### **Article 84-52.10. Yards**

##### **84-52.1002 Yard—Side.**

No side yards are required. (Ord. 2011: Ord. 1985: Ord. 1984: Ord. 1781: Ord. 1569: prior code § 8160(e): Ord. 1046: Ord. 556: Ord. 382).

##### **84-52.1004 Yard—Setback.**

Every structure erected for retail business use and every structure accessory to it shall be located at least ten feet from the boundary line of any existing road or highway. (Ord. 2011: Ord. 1985: Ord. 1984: Ord. 1781: Ord. 1569: prior code § 8160(f): Ord. 1046: Ord. 556: Ord. 382).

#### **Article 84-52.12. Land Use and Variance Permits**

##### **84-52.1202 Land use and variance permit—Granting.**

Land use permits for the special uses enumerated in Section 84-52.404 and variance permits to modify the provisions contained in Sections 84-52.602 — 84-52.1004 may be granted after application in accordance with Chapter 82-6. (Ord. 2011: Ord. 1985: Ord. 1984: Ord. 1781: Ord. 1569: prior code § 8160(g): Ord. 1046: Ord. 556: Ord. 382).

#### **Article 84-52.14. Special District**

##### **84-52.1402 Special district—Generally.**

A single parcel of land, containing at least twenty acres, located in a retail business district, may be developed as a special retail business district as provided in Sections 84-52.1404 — 84-52.1412. (Ord. 2011: Ord. 1985: Ord. 1984: Ord. 1781: Ord. 1569: prior code § 8160(h) (part): Ord. 1046: Ord. 556: Ord. 382).

##### **84-52.1404 Special district—Enlarged, detailed map.**

An enlarged detailed map shall be made a part of this chapter and shall state on the map that it is a special retail business district. The map shall delineate, and set forth the conditions for, the placement of buildings and spaces about buildings in legend form on the face of the map and thereby becomes a part of Sections 84-52.1402 — 84-52.1412 and of the detail of the area to which it applies. (Ord. 2011: Ord. 1985: Ord. 1984: Ord. 1781: Ord. 1569: prior code § 8160(h)(1): Ord. 1046: Ord. 556: Ord. 382).

##### **84-52.1406 Special district—Land use permits.**

Land use permits for the modification of any of the details set forth on the enlarged detail map may be granted after application under Chapter 82-6. (Ord. 2011: Ord. 1985: Ord. 1984: Ord. 1781: Ord. 1569: prior code § 8160(h)(2): Ord. 1046: Ord. 556: Ord. 382).



**84-52.1408 Special district—Lot area.**

In special business districts Section 84-52.1002, regulating lot area, shall not apply. (Ord. 2011: Ord. 1985: Ord. 1984: Ord. 1781: Ord. 1569: prior code § 8160(h)(3): Ord. 1046: Ord. 556: Ord. 382).

**84-52.1410 Special district—Building construction.**

The enlarged detail map shall contain precise designations for sites of buildings. Only one building may be constructed within a precise building site, but land use permits to construct additional buildings on the site may be granted after application under Chapter 82-6. (Ord. 2011: Ord. 1985: Ord. 1984: Ord. 1781: Ord. 1569: prior code § 8160(h)(4): Ord. 1046: Ord. 556: Ord. 382).

**84-52.1412 Special district—Areas not included in building sites.**

Areas in special retail business districts not included in precise building sites may be used for the following uses and purposes: walks, drives, curbs, gutters, parking areas, accessory buildings to parking areas, and other landscaping features not including buildings or structures, but buildings or structures may be erected in these areas on the issuance of a land use permit for them. (Ord. 2011: Ord. 1985: Ord. 1984: Ord. 1781: Ord. 1569: prior code § 8160(h)(5): Ord. 1046: Ord. 556: Ord. 382).

**Article 84-52.16. Development Plans****84-52.1602 Development plans required, procedure.**

No development is lawful in an R-B district until a development plan for it has been submitted and approved pursuant to the procedures in Article 84-50.16. (Ord. 74-36 § 2).

**Chapter 84-54****C GENERAL COMMERCIAL DISTRICT****Sections:****Article 84-54.2. General  
84-54.202 General provisions.****Article 84-54.4. Uses****84-54.402 Uses allowed.****84-54.404 Uses—Requiring land use permit.****Article 84-54.6. Lots****84-54.602 Lot—Area.****Article 84-54.8. Building Height****84-54.802 Building height—Maximum.****Article 84-54.10. Yards****84-54.1002 Yard—Side.****84-54.1004 Yard—Setback.****Article 84-54.12. Land Use and Variance Permits****84-54.1202 Land use and variance permit—Granting.****Article 84-54.16. Development Plans****84-54.1602 Development plans required, procedure.****Article 84-54.2. General****84-54.202 General provisions.**

All land within a C general commercial district may be used for any of the following uses, under the following regulations set forth in this chapter. (Ord. 2011: Ord. 1984: Ord. 1781: Ord. 1569: prior code § 8161 (part): Ord. 1046: Ord. 382).

**Article 84-54.4. Uses****84-54.402 Uses allowed.**

The following uses are allowed in C districts:

(1) All types of wholesale businesses, warehouses, freight terminals, trucking yards, lumberyards, cabinet shops, sheet metal shops, auto repair garages, contractor's yards, and uses allowed in single-family and two-family residential districts without or with a land use permit;

(2) Uses allowed in N-B or R-B districts;

(3) Animal hospitals;

(4) Commercial dog kennels;

(5) Accessory signs which are not rotating, flashing or animated, do not exceed eighty square feet in surface area except that double-face signs shall be considered having one surface, and do not exceed twenty-five feet in height. (Ords. 76-36 § 4, 1781 § 8, 1569 § 20: prior code § 8161(a): Ords. 1046 § 3, 697 § 2, 382 § 4D).

**84-54.404 Uses—Requiring land use permit.**

In the C district the following uses are permitted after the issuance of a land use permit:

(1) Transit-mix plants;