

**1168.06 SCHEDULE OF AREA, YARD, AND HEIGHT REGULATIONS.**

ZONING DISTRICT	MIN. DEVELOPMENT AREA	MIN. LOT FRONTAGE	MAX. GROSS FLOOR AREA	MINIMUM YARD REQUIREMENTS			MAXIMUM BUILDING COVERAGE	MAXIMUM BUILDING HEIGHT
				FRONT	SIDE	REAR		
Community Business Class A	20,000 s.f.	150 ft.	20,000 s.f. (e)	40 ft. from R.O.W. or (a)	1 side yard of 24 ft. or 2 side yards of 12 ft. (b)	15 ft.	30% (c)	3 stories or 40 ft. (d)
Community Business Class B	10 acres (b)	500 ft. (h)	20,000 s.f. (f)	(a)	(g)	(g)	30% (c)	70 ft.

(a) The minimum front yard setback shall either be the specific standard stated in the above schedule or the minimum front yard setback shown on the Zoning Map of the City.

(b) Each lot in a Community Business District shall have at least one side yard of not less than 24 ft. to provide two-way ingress and egress or two side yards of not less than 12 ft., one for ingress and the other for egress to the rear yard for motor vehicles and loading/unloading yards. Corner lots shall have a side yard of 20 feet on the side where the side street exists.

(c) The total area occupied by any principal structure or building, together with all accessory buildings, shall not exceed 30% of the total lot.

(d) No main or accessory building shall exceed 40 ft.

(e) Except for shopping center developments in excess of 50 acres.

(f) Applicable to retail use only hotel use not included. Location and orientation of hotel on-site requires Planning Commission approval. Planning Commission shall apply the following standards:

1. The hotel shall be designed, constructed, operated and maintained so as to be harmonious with and appropriate in appearance to the existing or intended character of the general vicinity, and such use shall not change the essential character of the same area.
2. The hotel use shall not be hazardous or disturbing to existing or future neighboring uses.

(g) Minimum of 150 ft. if abutting residential district use, minimum of 50 ft. if not abutting residential use, from any portion of a structure more than two stories in height. Minimum of 75 ft. if abutting residential district use from any portion of a structure two stories or less in height, i.e. offices, outdoor plazas, canopies, etc. which are accessory to a hotel structure.

(h) A hotel or other permitted buildings and uses within this district may be on a separately owned parcel of land, less than ten acres and with a frontage of less than 500 ft. if contiguous to an overall development area and submitted and approved as part of an overall development plan consisting of a total minimum land area of ten (10) acres.

(Ord. 96-61. Passed 4-21-97; Ord. 2001-25. Passed 6-4-01.)