

Sec. 94-130. - RB-4 neighborhood business district.

(f) *Density, area, yard and height regulations.* The RB-4 district regulations are as follows:

	Density Sq. Ft.	Min. Lot Area Sq. Ft.	Min. Lot Width	Min. Front Yard	Min. Side Yard	Min. Rear Yard	Max. Height
Commercial uses		5,000	50 feet	20 feet	5' ****	30 feet	35 feet
Residential uses							
Single-family dwelling		6,000	50 feet	20 feet	7 feet	25 feet	35 feet
Two dwelling units		8,400	65 feet	20 feet	7 feet	25 feet	35 feet
Single-family attached 0 feet side yard							
2 units		9,600	75 feet	20 feet	0 feet or 7 feet on nonparty wall	25 feet	35 feet
3 units		12,000	90 feet	20 feet	0 feet or 7 feet on nonparty wall	25 feet	35 feet
4 units		14,000	105 feet	20 feet	0 feet or 7 feet on nonparty wall	25 feet	35 feet
Apts., condominiums, townhouses* (3 or more units)	1,815**	10,000	75 feet	20 feet	7 feet****	25 feet	45 feet

Other allowable uses		6,000	50 feet	20 feet	7 feet***	25 feet	45 feet
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* Parking lots shall be screened from single-family and two-family residential uses according to section 94-401.

** A maximum of 24 dwelling units per acre shall be allowed.

*** The side yard will be required to be increased to ten feet if the building is three or more stories in height.

**** A twenty-foot landscaped area shall be required between an abutting residential district boundary line and any structure, access drive, parking lot or other accessory use.

Sec. 94-132. - Business B-2 district.

- (f) *Density, area, yard and height regulations.* The density, area, yard and height regulations in the B-2 district are as follows:

	Density Sq. Ft.	Min. Lot Area Sq. Ft.	Min. Lot Width	Min. Front Yard	Min. Side Yard	Min. Rear Yard	Max. Height
Commercial uses		15,000	100 feet	25 feet	5' *	20 feet*	45 feet
Other allowable uses		15,000	100 feet	25 feet	7 feet**	20 feet	45 feet

*A 40-foot landscaped area shall be required between an abutting residential district boundary line and any structure, access drive, parking lot or other accessory use.

**The side yard will be required to be increased to ten feet if the building is three or more stories in height.

Sec. 94-133. - Business B-2A office district.

- (f) *Density, area, yard and height regulations.* The B-2A district regulations are as follows:

	Density Sq. Ft.	Min. Lot Area Sq. Ft.	Min. Lot Width	Min. Front Yard	Min. Side Yard	Min. Rear Yard	Max. Height
All uses				25 feet	5' *	20 feet*	35 feet

*A 25-foot landscaped area shall be required between an abutting residential district boundary line and any structure, access drive, parking lot or other accessory use.

Sec. 94-134. - Business B-3 heavy district.

(f) *Density, area, yard and height regulations.* The B-3 district regulations are as follows:

	Density Sq. Ft.	Min. Lot Area Sq. Ft.	Min. Lot Width	Min. Front Yard	Min. Side Yard	Min. Rear Yard	Max. Height
All uses				20 feet	5' *	20 feet*	45 feet

* A 50-foot landscaped area shall be required between an abutting residential district boundary line and any structure, access drive, parking lot or other accessory use.