

Sec. 94-131. Business B-1 central district.

(f) *Density, area, yard and height regulations.* The B-1 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*	50 feet 60 feet

*Refer to section 94-399.1 bufferyards.

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 feet*	20 feet*	45 feet 60 feet
Other allowable uses		15,000	100 feet	25 feet	7 feet**	20 feet	45 feet 60 feet

*Refer to section 94-399.1 bufferyards.

**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 feet*	20 feet*	35 feet 60 feet

*Refer to section 94-399.1 bufferyards.

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 feet*	20 feet*	45 feet 60 feet

*Refer to section 94-399.1 bufferyards.

Sec. 94-135. Business B-4 highway district.

(f) *Density, area, yard and height regulations.* The B-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
All uses		40,000*	200 feet**	50 feet	25 feet***	30 feet***	N/A****

*A lot fronting on a service road or non-arterial right-of-way must have a minimum lot area of 30,000 square feet.

**A lot fronting on a service road or non-arterial right-of-way must have a minimum lot width of 150 feet.

***Refer to section 94-399.1 bufferyards.

****For structures over 60 feet in height, the bufferyard as required per Sec. 94-399.1. shall be multiplied by 1.5 times.

Sec. 94-135.5. Business B-5 planned research and business district.

(f) *Density, area, yard and height regulations.* The density, area, yard and height regulations in the B-5 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
All uses				40 feet	25 feet**	30 feet**	N/A***

*The yard abutting Interstate 29 shall be considered a front yard.

**Refer to section 94-399.1 bufferyards.

***For structures over 60 feet in height, the bufferyard as required per Sec. 94-399.1. shall be multiplied by 1.5 times.

Sec. 94-136. Industrial I-1 light district.

(f) *Density, area, yard and height regulations.* The I-1 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	20 feet*	20 feet*	N/A**

*Refer to section 94-399.1 bufferyards.

**For structures over 60 feet in height, the bufferyard as required per Sec. 94-399.1. shall be multiplied by 1.5 times.

Sec. 94-137. Industrial I-2 heavy district.

(f) *Density, area, yard and height regulations.* The I-2 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				40 feet	20 feet*	20 feet*	N/A**

*Refer to section 94-399.1 bufferyards.

**For structures over 60 feet in height, the bufferyard as required per Sec. 94-399.1. shall be multiplied by 1.5 times.

Sec. 94-161. Industrial I-1R restricted district.

(f) *Density, area, yard and height regulations.* The I-1R district regulations are as follows:

	Lot Coverage	Min. Lot Area Sq. Ft.	Min. Lot Width	Min. Front Yard	Min. Side Yard	Min. Rear Yard	Max. Height
All uses	35%*			60 feet***	50 feet**	50 feet**	N/A****

*Buildings used solely for storage and/or warehousing operations may occupy no more than 50 percent of the area of the lot.

**Refer to section 94-399.1 bufferyards.

***The yard area abutting Interstate 29 shall be considered a rear yard.

****For structures over 60 feet in height, the bufferyard as required per Sec. 94-399.1. shall be multiplied by 1.5 times.