



THE SCALE OF THIS  
PICTURE IS APPROXIMATELY  
 $3/16" = 10'-0"$

THIS SITE IS ZONED B-2  
TABLE 8 OF THE U.D.C.  
REQUIRES AT 35' FRONT  
YARD SETBACK

10. Manufactured home sales and service.
11. Garden center.
12. Greenhouse or nursery.
13. Maintenance services.
14. Reserved for future use.
15. Restaurants, fast food.
16. Any other business, profession, or service that is of the same scale and intensity as those uses listed above.

C. **Uses Permitted by Special Use Permit.** The following uses may be permitted, subject to the procedures listed in Article 3, Section 3-7.

1. Communication towers 60 feet or greater in height, subject to the provisions of Article 14, Supplementary Use Regulations.
2. Adult entertainment and/or sex-oriented businesses subject to the provisions in Article 14, Supplementary Use Regulations.
3. Camping facilities for travel trailers, recreational vehicles, and other portable dwellings units subject to the availability of adequate public facilities.
4. Self-storage warehouse.
5. Flea market.
6. Household recycling center, subject to the provisions of Article 14, Supplementary Use Regulations.
7. Large animal veterinary clinic, provided all activities and all pens are in an enclosed structure when located within 300 feet of a residential use or district.

D. **Property Development Regulations.** The following regulations shall apply to each site in the B-2, General Commercial District.

| <p style="text-align: center;"><b>Table 8</b><br/><b>Property Development Regulations, B-2</b></p> |                                                                                                                                                                                    |
|----------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Development Description</b>                                                                     | <b>District Requirements</b>                                                                                                                                                       |
| Minimum Front Yard Setback                                                                         | 35 feet, except that the Zoning Administrator may average or allow a lesser distance when adjacent buildings have established a recognizable setback from the public right-of-way. |
| Minimum Side Yard Setback                                                                          | No side yard is required, except that a 10-foot setback shall be established on all parcels adjacent to a residential zone or use.                                                 |
| Minimum Rear Yard Setback                                                                          | No rear yard is required, except that a 10-foot setback shall be established on all parcels adjacent to a residential zone or use.                                                 |
| Maximum Lot Coverage                                                                               | 75 percent.                                                                                                                                                                        |
| Maximum Building Height                                                                            | 45 feet or by Planning Commission review.                                                                                                                                          |
| Note. The Zoning Administrator may adjust setbacks for averaging with adjacent buildings.          |                                                                                                                                                                                    |

E. **Appearance Codes.** All new commercial buildings, uses, or modifications of established after the effective date of this ordinance shall comply with the appearance codes in Section 11-1(E).

F. **Parking and Loading Regulations.** Parking and loading requirements are contained in Article 6, Section 6-2.