

**TABLE 4-1: AREA AND DIMENSIONAL REQUIREMENTS, NONRESIDENTIAL DISTRICTS**

	Minimum Yards (ft)			Min. Lot Area (sf)	Min. Lot Width (ft)	Max. Height	Maximum Lot Coverage (structures)
	Front	Rear	Side				
B-1	0 <sup>1</sup>	0	0	n/a	n/a	35 ft	50%
B-2	0 <sup>1</sup>	0	0	n/a	n/a	35 ft	50%
B-3	0 <sup>1</sup>	0	0	n/a	n/a	35 ft	50%
B-4	0 <sup>1</sup>	0	0	n/a	20	65 ft	n/a
INST	0 <sup>1</sup>	15	10	n/a	n/a	45 ft	50%
M-1	40	25	25	40,000 sf	n/a	45 ft	50%
M-2	50	30	50*	n/a	50	60 ft	50%

<sup>1</sup> The Building Official may require any proposed buildings to be set back as necessary for location of utilities or to correspond to any negotiated right-of-way line. Typical easement is 20'. However, Building Official to make the final determination based on utility requirements.

**TABLE 4-2: USES PERMITTED IN NONRESIDENTIAL DISTRICTS**

P – The use is permitted by right  
 E – Uses existing as of the effective date of this Ordinance are permitted. New construction and expansion of an existing use is prohibited.  
 SE – Special Exception Use, requires approval by the Board of Adjustment per [§12-05](#)  
 C – Conditional use, requires approval by the Planning Commission per [§11-03](#)  
 A blank cell indicates the use is not permitted.

	B-1	B-2	B-3	B-4	INST	M-1	M-2
Commercial Uses							
Ambulance Service			P	SE		P	P
Alternative Financial Services, subject to <a href="#">§6-03</a>						P	
Automobile Repair, Minor	SE	P	P	P			
Automobile Repair, Major			P			P	P
Business or Professional Office	P	P	P	P			
Broadcast Studio	SE	P	P	P		P	
Business Support Service		P	P	P		P	
Commercial Kitchen	SE	P	P	P		P	
Construction Service, Major			P			P	P
Construction Service, Minor		P	P			P	P
Car Wash	SE	P	P				
Farm Support Business		P	P			P	
Funeral Home	SE	P	P	P	P		
Gas Station	SE	P	P				
Heavy Equipment and Vehicle Sales, Rental and Service			C			P	P
Medical Clinic	P	P	P	P			
Mini-storage Facility, subject to <a href="#">§6-14</a>	SE	C	P			P	
Outdoor Storage		SE	P			P	P
Parking, Commercial	P	P	P	P		P	P
Repair Service	SE	P	P	P		P	
Research Laboratory		C				P	P
School, Commercial		P	P		P	P	P
Studio	P	P	P	P			