

## Article XX Schedule of Regulations for Principal Buildings, Nonresidential and Planned Unit Development Districts

DISTRICT	MIN. LOT AREA <sup>1</sup>	MIN. LOT WIDTH <sup>2</sup>	MINIMUM YARD SETBACKS <sup>3</sup>				MAX. LOT COVERAGE	MAX. <sup>5,6</sup> HEIGHT
			FRONT YARD <sup>4</sup>	EACH SIDE YARD	REAR YARD	PARKING LOT / LOADING AREA		
<b>Office Service District</b>	governed by setbacks	85 ft.	20 ft.	15 ft. each side	20 ft.	10 ft. front yd, rear yd and adjacent to residential dist;( or 5 ft. high wall in rear per Sec. 2310)	35% bldg. 60% impervious surface	30 ft. 2.5 stories
<b>Neighborhood Business District (B-1)</b>	23,280 sq. ft. (½ acre)	60 ft.	25 ft.	10 ft. 20 ft. adjacent to residential district <sup>7</sup>	20 ft.	10 ft. front yd, rear yd and adjacent to residential dist; (or 5 ft. high wall in rear yard per Sec. 2310)	governed by setbacks	30 ft. (amended 8/9/06)
<b>Central Business District Overlay Zone (CBD)</b>	none	none	Old Town 10 ft. <sup>10</sup> North Gateway 25 ft. <sup>10</sup> (Amended 12/9/09)	0 ft. <sup>7</sup>	10 ft., 25 ft. from res. dist. (Amended 8/19/2008)		none	40 ft. *** (amended 8/9/06)
<b>Community Business District (B-2)</b>	23,280 sq. ft. (½ acre)	85 ft.	30 ft., 75 ft. from res. dist. or arterial r.o.w.	10 feet, 75 ft. from res. or arterial r.o.w.	20 ft., 75 ft. from res. dist.		35% bldg. 75% impervious surface	30 ft.
<b>General Business District (B-3)</b>	1 acre	100 ft.	30 ft.	10 ft.; 20 ft adjacent to residential dist.	20 feet; 50 feet adjacent to residential dist.		35% bldg 75% impervious surface	30 ft. 2 stories
<b>Research Park District</b>	15 acres	min. lot size = 2 acres; min. 250 ft. of frontage	40 ft.	20 feet; 50 feet or equal to the height of building (whichever is greater) when abutting a residential district <sup>8</sup>	20 feet, 30 feet adjacent to a residential district	20% bldg. 60% impervious surface	30 ft. 2 ½ stories	
<b>Light Industrial District</b>	1 acre	min. 100 ft. of frontage	40 ft.	20 feet; 50 feet or equal to the height of building (whichever is greater) when abutting a residential district <sup>8, 9</sup>	20 feet, 40 feet adjacent to a residential district	governed by setbacks and landscaping standards	40 ft.	
<b>General Industrial District</b>	2 acres	min. 100 ft. of frontage	60 ft.	30 feet; 50 feet or equal to the height of building (whichever is greater) when abutting a residential district <sup>9</sup>	20 feet, 40 feet adjacent to a residential district	governed by setbacks and landscaping standards	60 ft.	
<b>Parking District</b>	none	none	All setbacks adjacent to a residential district shall equal the required rear yard setback of the residential district. In other cases, the minimum setback along a public street right-of-way shall be; ten (10) feet and 0 where the parking lot abuts the adjacent principal property which the lot serves. The setback for any parking structure shall be a minimum fifty (50) feet from any residential district.			70% impervious surface or as governed by setbacks whichever is less.	Accessory building 14 ft. Parking structure 40 ft.	

\*\*\* Amendment to Article X allows a building height of 50' for mixed use. (8/9/06)

(amended 2/14/96)

- 1 For property containing easements, floodplain or MDNR regulated wetlands refer to the description of "lot area" in Section 322.
- 2 Minimum lot width is measured at the required front yard setback distance from right-of-way except corner lots and double frontage lots are considered to have two front yards. Narrow deep lots shall be avoided. The depth of a lot generally shall not exceed three (3) times the width as measured at the building line for platted lots and four (4) times the width for unplatted lots.
- 3 See Article XXIII for landscaping, screening and buffering standards which may increase the width of the required setback area.
- 4 Exceptions to front yard setback: Where fifty (50) percent or more of the aggregate street frontage between two (2) successive intersecting streets is occupied by buildings of the type and use permitted in the district before the effective date of this Ordinance or any amendments thereto, with a front yard setback less than required by this Ordinance, the minimum front yard for new buildings shall be the average setback distance of existing buildings located within two hundred (200) feet on either side of a given lot. However, the depth of the front yard resulting therefrom shall not be less than one-half (1/2) of the dimensions specified in the Schedule of Regulations.
- 5 Exceptions to height requirements: The following kinds of structural appurtenances may be permitted to exceed the height limitations for authorized use, upon approval of the Planning Commission.
  - a. Schools, churches and other similar institutional buildings may be erected to a height not exceeding sixty (60) feet provided the front, side and rear yards shall not be less than the height of the building abutting on such yard.
  - b. Chimneys, church spires, cupolas, domes, towers, flag poles, penthouses, water tanks, radio or television or cellular phone antennae, monuments may be erected to a height not exceeding sixty (60) feet unless approved by the Board of Zoning Appeals. Setbacks for television and cellular phone antennae shall be equal to half the height of the structure, provided that applicant demonstrates the design will protect adjacent uses and structures if the structure collapses.
  - c. Mechanical equipment such as blowers, ventilating fans and air conditioning units, shall be placed no closer than three (3) feet to any lot line in commercial districts and no closer than twelve (12) feet to any lot line in residential districts. Mechanical equipment in industrial districts shall comply with all yard setbacks.
  - d. Any mechanical equipment located on the roof of any building shall not exceed a height of ten (10) feet above the surrounding roof surface, and shall occupy no more than fifteen percent (15%) of the total roof area. When roof-mounted equipment is located on a building that is adjacent to a residential use or is in view from the adjacent roadway, appropriate architectural screening shall be required.
  - e. Structural extensions appropriate to the building design, such as cornices, shall be limited to five feet above the stated height limit.
- 6 Where maximum height is described in both height and stories, the maximum height shall be whichever is less.
- 7 Where the building is connected to building on an adjoining lot by an approved fire wall, the required side yard on the common side may be reduced to zero (0) feet if permitted by the building and fire codes, provided a ten (10) foot setback shall be provided if the wall includes any windows or similar openings.
- 8 The setback may be reduced to not less than twenty-five (25) feet by the Planning Commission if a wall or landscaped berm is provided to screen loading areas, and the rear of the building has the same architectural character and materials as the front and side.
- 9 All outdoor storage and display areas shall be in the rear yard and shall be completely screened with an obscuring wall as required in Section 2310. The Planning Commission may require the wall be up to eight (8) feet high in consideration of adjacent uses.
- 10 A greater or lesser distance may be required by the Planning Commission. If a lesser setback is authorized, a corresponding width reduction to the requirements of Section 2303 Required Landscaping Along Public Streets shall also be permitted. The following criteria shall be employed by the Planning Commission to determine the minimum and maximum setback for a specific site in the Central Business District:
  - (1) Consistency with existing setbacks within one hundred fifty (150) feet of the same blockface or area, as appropriate; or
  - (2) Consistency with site limitations and constraints; or
  - (3) For sites bound by vacant lots, consistency with existing or historical setbacks within the same or opposite blockface or area (amended 2/14/96); or
  - (4) Avoidance of impacts upon recorded easements, rights-of-way, or sight distances; or
  - (5) Other site-specific considerations that may warrant an increase or decrease in setback.
  - (6) Parking shall be located behind the front building line and no closer than 10 feet to a residential property line. (Amended 7/14/10)