

### 3.5 **BUSINESS DISTRICT**

#### 3.5.1 **Legislative Intent**

The business district is intended to provide an area for retail shopping and social interchange for the residents of the community, where retail stores and offices and other compatible establishments are frequented primarily by pedestrians.

#### 3.5.2 **Permitted Uses**

1. Apartment buildings.
2. Hotels.
3. Retail stores.
4. Shops for crafts and services such as barber shops, florists, cobblers, and watch and clock repair.
5. Banks and financial institutions.
6. Offices and office buildings.
7. Medical and dental offices.
8. Restaurants and taverns.
9. Clubs and lodges.
10. Auditoriums, theatres, or other places of public assembly.
11. Churches and similar religious facilities.

#### 3.5.3 **Special Uses**

1. Any of the uses permitted in the Commercial District.
2. Public utility facilities such as electric and telephone substations and distribution centers, gas regulator stations, pumping stations, and water towers or standpipes.

#### 3.5.4 **Lot Requirements**

##### 3.5.4.1 **Minimum lot area**

1. For apartment buildings--2,000 square feet per dwelling unit.
2. For other permitted uses--3,000 square feet.

##### 3.5.4.2 **Minimum lot width**

1. For apartment buildings--50 feet.
2. For other permitted uses--25 feet.

### 3.5.5 **Yard Requirements**

3.5.5.1 **Minimum front yard**--None.

3.5.5.2 **Minimum side yards**-- None, but where a side yard is provided, it shall be a minimum of 6 feet.

3.5.5.3 **Minimum rear yard**--None, but where a rear yard is provided, it shall be a minimum of 6 feet.

### 3.5.6 **Building Requirements**

3.5.6.1 **Location**--No building or structure shall be constructed within 12 feet of the center line of any alley, or easement of access.

3.5.6.2 **Maximum structure height**--45 feet or 2½ stories, measured from the lot ground level to:

1. The highest point of a flat roof;
2. The deck line of a mansard roof; or
3. The mean height level between eaves and ridges for gable and hip roofs.

3.5.6.3 **Maximum lot coverage**--No limit.

3.5.6.4 **Minimum ground floor area**

1. For apartment buildings--1,050 square feet.
2. For other permitted uses--900 square feet.

### 3.5.7 **Accessories**

#### 3.5.7.1 **Buildings and structures**

1. The following buildings and structures may be constructed on the same lot as the principal use or building to which they are accessory.

a. Customary accessory structures for permitted residential uses, including sheds, tool rooms, and similar structures for domestic or agricultural storage; garages and shelters for the offstreet parking of automobiles; and swimming pools and yard and garden fixtures such as trellises and seats.

b. Customary accessory structures for permitted retail, service, and other non-residential uses, such as shelters or storage sheds, but such accessory structures shall not exceed 40 percent of the principal building in ground floor area.

c. Customary accessory structures for special uses in accordance with the conditions and limitations imposed on such use by the special use permit.

d. Temporary structures incidental to construction work, but only for the period of such work.

e. Accessory structures required or permitted under the provisions of these regulations governing signs and offstreet parking and loading requirements.

2. The following additional limitations shall apply to accessory buildings and structures.

- a. Accessory buildings and structures shall be so located on the lot as to comply with all yard and setback requirements for the zone in which they are located.
- b. No part of any accessory building shall be located closer than five feet to any principal building or structure, unless such is attached to and forms a part of the principal structure.
- c. No accessory structure constructed on any lot shall be occupied prior to the completion of the principal structure to which it is accessory.

**3.5.7.2 Offstreet parking and loading requirements**

1. None required.

**3.5.7.3 Access and utilities**

1. Access to each use established on a lot, in the form of driveways, walkways, or other such means, shall be provided on the same lot.
2. No use shall be established on a lot unless the same is provided with public water and sewer service. All other necessary utilities shall be provided through appropriate easements of access, and such shall be verified prior to the granting of a zoning permit or certificate of compliance.