



<p>Minimum Lot Area, Frontage and Yard Requirements:</p> <p>Business Use Lot Area: No min. Lot Frontage: 30'</p> <p>Front Yard Setback: 25' * Average of neighboring front yard depths pursuant to Section 1137.03. Rear Yard Setback: Not less than 20' Side Yard Setbacks: None- except when adjoining an R District, then not less than 10'</p> <p>Max Height: Principal structure shall not exceed 2 1/2 stories or 30'. No Accessory Structure shall exceed 1 story or 15'</p> <p>Detached Accessory Structures (Section 1121.06) Rear Yard location only Min. 5' setback from side and rear property lines Min. 6' setback from house Max. Height 15' from grade to peak 35% max rear yard build out</p> <p>Fencing (Section 1137.05) Max. Height- 4' Front Yards, 6' Side & Rear Yard. Fences can be placed up to your property line, there are no setback requirements.</p>	<p>Required Off-Street Parking (Section 1133.03) Refer to this code for parking requirements specific to B District uses.</p> <p>Corner Lots (Section 1121.06) All yards facing/fronting a public right of way are considered front yards. Front yard setbacks apply to both sides.</p> <p>Owners/Applicants are responsible to verify the location of your property lines.</p> <p>*This is general guide; other code sections and regulations may apply depending on your project.</p> <p style="text-align: right;">10-10-24</p>
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