

Section 7
B-3 Interchange Development District.

- a. Permitted Uses and Structures:** The following uses, provided all storage, servicing, or processing shall be conducted within completely enclosed buildings except for the following: "drive-in" establishments offering goods or services directly to customers waiting in parked motor vehicles, auxiliary storage to the principal use when it occupies not more than 20 percent of the gross lot area, storage of merchandise on display for sale to the public, and off street parking and loading and in accordance with paragraph b. below.
1. Motels, hotels, restaurants, taverns and nightclubs, including live entertainment and dancing.
 2. Establishments of the carryout or drive-in type offering goods or services directly to customers waiting in parked motor vehicles.
 3. Commercial recreational uses, including golf, bowling alleys, amusement parks, and similar uses.
 4. Sales and rental of automobiles, campers, mobile homes, and boats providing all servicing and maintenance shall be carried on within enclosed buildings.
 5. Automobile service stations, farm machinery sales and service, garages for repair and servicing of motor vehicles.
 6. Professional office uses, including medical and dental clinics.
 7. Gift shops, antique stores, furniture and appliance stores, farm service centers, and laundrettes.
 8. Recreational Vehicle Parks in accordance with the requirements of Article 4, Section 15.
 9. Planned Developments, business, on tracts of land of four (4) acres or more in area in accordance with Article 4, Section 20.
 10. The uses permitted and as regulated in numbers 1, 2, 3 and 5, I-1 Industrial District.
 11. Other similar or comparable uses to those set forth in this section.
- b. Approval of site plan:**
1. No building or structure shall be erected or altered, or land used, unless and until a site plan of development for such building, structure or use has been presented to and approved by the Commission.
 2. An application for an Improvement Location Permit in the B-3 Interchange Development District shall be accompanied by a detailed site plan showing the proposed use of buildings, structures, or land; the arrangement of all buildings and structures; the location of streets and driveways (existing and proposed) and proposed ingress and egress points; utility lines and easements, sewerage and water facilities, and drainage; parking and loading areas; buffer landscaping or screening; final grade and topography at a contour interval of five (5) feet or less; and other pertinent information as required by the Commission.
 3. In approving a site plan the Commission shall determine that it conforms to all applicable provisions of this ordinance, that the safety and convenience of the public are properly provided for, and that adequate protection and separation are provided for contiguous and nearby properties. The Commission may attach to its approval of a site plan any reasonable conditions, limitations, or requirements which are found necessary, in its judgment, regarding: the number and location of ingress and egress points; the provision of marginal

access or service roads; the provision of adequate utility services; adequate internal circulation for vehicles and pedestrians; and compatibility with adjoining and nearby uses.

- c. **Minimum Lot Size:** Lot Area - 20,000 square feet. Lot Width - 100 feet.
- d. **Minimum Yard Sizes:** Front Yard - 50 feet. Rear Yard - 30 feet. Side Yard - 15 feet (each side) when adjoining an interior lot line; 25 feet when adjoining a street; and 50 feet where a side lot line coincides with a side or rear lot line in an adjacent Residential or Agriculture District.
- e. **Maximum Height of Structures:** 45 feet
- f. **Minimum Off-Street Parking and Loading Requirements:** Same as in B-2 General Business District.
- g. **Limitations on Signs:** Business signs as permitted and regulated in Numbers (a), (c), (d), (f), and (g), B-2 General Business District, except no maximum height limitation shall be required.

Section 8

I-1 Industrial District

a. **Permitted uses and Structures:**

1. The following uses provided the principal use is conducted within a completely enclosed building and conforms to the performance standards and general requirements of Article 4, Section 22 of this ordinance:

Light manufacturing, including processing, refining, fabricating, assembling, cleaning, testing or repairing of goods, materials, or products.

Engineering or research laboratories, vocational or industrial training facilities, data processing or analysis.

Wholesaling, warehousing, packaging, storage or distribution facilities.

General offices associated with an industrial use, including service facilities for employees or guests.

Printing, lithographing, publishing, or photography establishments.

2. Agriculture, as permitted and regulated in the A - Agriculture District.
3. Electric and telephone substations and distribution centers; filtration, plant, pumping station and water reservoir public or package treatment plants; fire stations; telephone exchange; radio and television transmitting or relay stations; antenna towers; and other similar governmental and public utility service uses.
4. ~~Planned Developments, manufacturing, on tracts of land of 20 acres or more in area in accordance with Article 4, Section 20.~~
5. Uses, buildings, and structures customarily accessory and clearly incidental to the above permitted uses when located on the same lot as the principal use, including recreational areas for employees, and lodging facilities for owners, guards, or caretakers.

Section 6
B-2 General Business District.

f. Minimum Off-Street Parking and Loading Requirements:

Off-Street Parking: Same as in U-1 Urban Residential District.

Private clubs and lodges - 1 parking space for each lodging room and 1 space for each 6 seats in accordance with design capacity of the main meeting room.

Motels - 1 parking space for each dwelling unit.

Schools - commercial or trade and music, dance, or business - 1 parking space for each 2 employees, plus 1 space for each 5 students based on the maximum student design capacity.

Bowling alleys - 7 parking spaces for each alley, plus such additional spaces as may be required herein for affiliated uses.

Gymnasiums, health salons, swimming pools, skating rinks, and dance halls, commercial - 1 parking space for each 3 persons based upon maximum design capacity, plus 1 space for each 3 employees.

Automobile service stations - 1 parking space for each employee, plus 2 spaces for each service stall.

Motor vehicle sales, wholesale stores, and stores for repair of household equipment or furniture-1 parking space for each 400 square feet of floor area.

Undertaking establishments and funeral parlors - 8 parking spaces for each chapel or parlor, plus 1 space for each funeral vehicle maintained on the premises,
Auto Laundries - 1 parking space for each 3 employees, plus 1 space for the owner or manager and reservoir parking spaces equal in number to 5 times the maximum capacity of the auto laundry.

Warehouse, storage, wholesale and mail order establishments - 1 parking space for each 2 employees based upon the maximum number of persons employed on the premises.

Cartage, express, parcel delivery and freight terminal establishments - 1 parking space for each 2 employees based upon the maximum number of persons employed on the premises, plus 1 space for each vehicle maintained on the premises.

Medical and dental clinics - 3 parking spaces for each examining or treatment room, plus 1 for each doctor and each employee in the building.

Restaurants and taverns - 1 parking space for each 3 persons based upon the maximum number of persons that can be accommodated at the same time in accordance with design capacity.

Banks - 1 parking space for each 300 square feet of floor area.

Business, professional, and public administration or service office buildings - 1 parking space for each 500 square feet of floor area.

Furniture and appliance stores - 1 parking space for each 400 square feet of floor area.

Other business and commercial establishments – 1 parking space for each 300 square feet of gross floor area.

Other permitted or special exception uses: parking spaces as determined by the Board.

Off-Street Loading and Unloading:

Use	Gross Floor Area	No. of Berths
Business or Commercial	5,000 to 10,000 sq. ft.	1(10x25')
	10,000 to 25,000 sq. ft.	2(10x25'each)
	25,000 to 40,000 sq. ft.	2(10x50'each)
	40,000 to 100,000 sq. ft.	3(10x50'each)
	Each additional 200,000 Sq. ft. or fraction thereof over 100,000 sq. ft.	1(10x50')

For Planned Developments, and Business: the total of the required berths for each individual use.

Section 6
B-2 General Business District.

g. Limitations on Signs: For each use, no sign intended to be read from off the premises shall be permitted except in accordance with the following provisions:

1. Business signs and advertising signs in accordance with the following provisions:

- a. The gross surface area in square feet of all signs on a lot shall not exceed 6 times the lineal feet of frontage of the lot. Each side of the lot which adjoins a street shall be considered a separate frontage.
- b. ~~The gross surface area of all advertising signs shall not exceed one-half the gross surface area of all signs permitted on a lot. Each side of the lot which adjoins a street shall be considered a separate frontage.~~
- c. A business sign when affixed to a building shall not project there from more than 8 feet. A business sign not affixed to a building shall be no nearer than 5 feet to a street right-of-way line.
- d. A business sign affixed to a building shall project no higher than 6 feet above building height. A business sign not affixed to a building shall project no higher than 30 feet.
- e. ~~Advertising signs affixed to a building wall shall not project there from more than 2 feet, nor project higher than the building height. Free-standing advertising signs shall be located no closer than 40 feet to a street right-of-way line, 20 feet to a rear property line, 5 feet to a side lot line, and 100 feet to a residencee district boundary line, nor project higher than 20 feet above the mean elevation of the finished grade of the adjoining ground or pavement.~~
- f. Any sign not affixed to a building and located within 3 feet of a driveway or parking area or within 50 feet of the intersection of two or more streets shall have its lowest elevation at least 9 feet above the mean elevation of the finished grade of the adjoining ground or pavement.
- g. Signs may have constant or flashing illumination, provided that where a sign is illuminated by light reflected upon it direct rays of light shall be shielded from residential buildings and the street.