

Proposed Changes to Chapter 144, Zoning

Sec. 144-3.3. - Zoning districts and regulations for property zoned prior to June 22, 1987.

3.3-8. "C-2" *general business district*. The following regulations shall apply in all "C-2" districts:

(b) *Maximum height, minimum area and setback requirements.*

(1) *Non-residential uses.*

(i) *Height.* 75 feet.

(ii) *Front building setback.* No building setback required.

(iii) *Width of lot.* 60 feet. Where a lot has less width than required and such lot was in separate ownership prior to February 4, 1984, this requirement will not prohibit the construction of a use enumerated in this district.

(iv) *Corner lots.* No setback from a street is required.

(v) *Side building setback.* No side building setback is required except that where a side lot line of a lot in this district abuts upon the side line of a lot in a "R" or "B-1" zone, a side building setback of not less than six feet shall be provided.

(vi) *Rear building setback.* ~~20 feet~~ No building setback is required.

(vii) *Residential setback.* Effective November 8, 2006, where a non-residential building abuts a one- or two-family use or zoning district, the setback from the one- or two-family property line shall be at least 20 feet plus one foot for each foot of building height over 20 feet.

(viii) *Lot depth.* 100 feet.

(ix) *Parking.* See section 144-5.1 for other permitted uses' parking.