

**6.18 - B-5 PLANNED COMMUNITY BUSINESS DISTRICT**

6.18.1 INTENT:

This District is intended to provide for selected community retail sales, service, office, and public use establishments in an orderly, coordinated manner so that any adverse impact on the area's existing character, surrounding uses, and traffic circulation can be minimized.

6.18.2 PERMITTED USES:

Within the B-5 Planned Community Business District the following uses are permitted:

6.18.2.1 All uses permitted in the B-4, Planned Arterial Business District with the exception of 6.17.2.17, Liquor stores.

6.18.3 USES PERMITTED BY APPROVAL AS SPECIAL EXCEPTION:

The following uses are permitted when approved by the Board of Zoning Appeals as Special Exceptions as provided by Section 15.4:

6.18.3.1 All special exception uses permitted in the B-4, Planned Arterial Business District.

6.18.4 PROHIBITED USES

6.18.4.1 Liquor stores.

6.18.5 AREA REGULATIONS:

All buildings and uses, unless otherwise specified in this Code, shall comply with the following area requirement:

6.18.5.1 Minimum lot size: Not restricted.

6.18.5.2 Front Yard: The minimum depth of the front yard shall be:

<u>Type Street</u>	<u>Minimum Setback</u>
Arterial	45 feet
Collector	35 feet
Minor Street	25 feet

6.18.5.3 Side Yard: The minimum width of the side yard shall be as follows:

A. Where adjacent to an R-1, R-2, R-2A, R-2B, or R-2C zone, the minimum depth of the side yard setback shall be twelve and one-

half (12.5) feet for a one-story building and ten (10) feet times the number of stories for a multi-story building.

- B. Where adjacent to an R-3, R-4, R-5, R-6, RP, RM, RO-1, or MS-1 zone, the minimum depth of the side yard setback shall be the same as in the adjacent zoning district.
- C. Where adjacent to any other zoning district, there shall be no required minimum side yard setback.

6.18.5.4 Rear Yard: The minimum depth of the rear yard setback shall be twenty-five (25) feet except where abutting a residential zone in which case the minimum depth shall be forty (40) feet.

6.18.6 MAXIMUM LOT COVERAGE: No Restrictions.

6.18.7 HEIGHT RESTRICTIONS: No Restrictions.

6.17.8 SUBDIVISION SITE PLAN REQUIRED:

Within the B-5 District, any subdivision of land shall be accompanied by a site plan that addresses: stormwater management, curb-cut number and location, buffering and landscaping, pedestrian walkway, utility system design, and similar factors prior to construction. Within the B-5 District, the subdivision on permanent private easements shall be permitted, subject to meeting other requirements of this code, and approval of the subdivision plat in accordance with the Subdivision Regulations. Please refer to Article V.