

BC BUFFER COMMERCIAL DISTRICT:

The primary purpose and application of the buffer commercial district shall be to establish a buffer zone to protect the R districts from high level noise, flashing lights and heavy traffic. This district shall provide suitable lands and locations for various retail, service and commercial activities which involve a relatively low volume of direct consumer contact.

A. Regular Permitted Uses: All uses permitted in R-1, R-2 and the following:

Art studios.

Barber and beauty shops.

Banks, financial institutions.

Childcare centers.

Florists.

Healing art, health care facilities, including medical and dental offices.

Laboratories: medical, dental, optical.

Laundry or dry cleaning pick up outlets.

Lodges, fraternal organizations, recreation, social and service clubs.

Offices: both business and professional, including accountants, architects, collection agencies, chiropractors, employment agencies, engineers, health services, insurance agencies, law offices, real estate, stenographic services, title insurance firms.

Pharmacies when operated in conjunction with, and within the same building of a medical clinic.

Photographic studios.

Schools for music, dance, teaching and creative arts.

Trade schools.

Travel agencies.

Uses determined to be functionally comparable to principal permitted uses in this zone.

B. Uses Permitted With A Special Use Permit:

Churches, church facility complexes and places of religious worship.

Convalescent hospitals, sanitariums, nursing homes, homes for the aged.

Funeral homes and mortuaries.

Multiple-family residential developments which contain five (5) or more units located on a single lot or parcel; townhouse, condominium or attached housing developments.

Restaurants, sandwich and beverage shops, delicatessens.

Theaters, indoor.

Similar uses determined to be functionally comparable to conditional permitted uses in this zone.

C. Property Development Standards:

1. Lot Area: The minimum lot area shall be fifteen thousand (15,000) square feet.
2. Lot Width: The minimum lot width shall be one hundred feet (100').
3. Lot Coverage: The maximum lot coverage shall be fifty percent (50%).
4. Front Yard: A minimum setback of thirty feet (30') shall be required.
5. Rear Yard: A minimum setback of ten feet (10') shall be required.
6. Interior Side: A minimum setback of zero feet to five and one-half feet (5¹/₂) shall be required. Interior side yards which abut any residential district shall observe the five and one-half foot (5¹/₂) setback required as part of the R zoning district.
7. Exterior Side: A minimum setback of thirty feet (30') shall be required.
8. Building Height: Building height shall not exceed thirty five feet (35'), or requirements contained within the airport master plan, whichever is the most restrictive.

D. General Regulations:

1. The outdoor storage of goods or materials shall be prohibited.
2. Warehousing or the indoor storage of goods or materials beyond that normally incidental to permitted uses shall be prohibited. (Ord. 179, 6-24-1997)