

Amendment T-001-12

Approved 9-27-12

Section 503.2 Permitted Uses

Retail Uses

- S-----Antique Shops
- S-----Bakery
- S-----Convenience Store
- S-----Pharmacy
- S-----Bank
- S-----Hardware Store
- S-----Auto Repair/Gas Station
- S-----Day Care Facilities
- S-----Other similar uses as determined by the planning commission

409.32 Setbacks and Landscaping: Parking areas shall be subject to the same front yard requirements as a building in this district, except that on the street side of a corner lot, no side yard of more than ten feet shall be required for a parking area and on retail use sites where parking may extend to within eight feet of the property line. The required yard areas shall be set off from the parking area by a curb or bumper, and the yards shall be appropriately landscaped. Sidewalks and curbing may be located within setback areas.

409.4 Schedule of Off-Street Parking Requirements: The following are minimum standards and may be increased were necessary as a condition of site plan approval or special exception approval, as provided in Article Vi and VII. Other uses operated in association with the uses listed must be provided in addition.

<u>ADD: Retail Uses</u>	<u>Number of Spaces</u>	<u>Unit of Measurement</u>
		1 space for every 275 square feet of gross floor area (second floor or mezzanine space used for storage shall not be included as gross floor area in determining parking requirements)

409.36. Entrances: On corner lots, entrances to parking areas shall be set back as far as possible from the point of intersection of the street rights-of-way. Entrances or exits shall be a minimum of 18 feet for one-way and 25 feet in width for two-way traffic.

602.1 Table of Minimum Lot Requirements

<u>ADD: Retail Use</u>	<u>Total Area (Sq. Ft.)</u>	<u>Lot Width</u>
	40,000	100

602.2 Table of Minimum Yard Requirements

Add: Retail Uses	Front Yard Depth	Side Yard Depth	Rear Yard Depth
	20 ft.	10 ft.	20 ft.

Note: ADD ** Retail Uses: A corner lot shall have a front yard abutting all streets and two side yards. If a corner lot is bordered on three sides by streets, the Zoning Administrator shall determine the appropriate front yards and side yards. In addition, parking, sidewalks and curbing may be permitted within the setbacks as provided for in Section 409.32.

412.54 Location of Signs: No signs shall be located in or overhang a public right-of-way. No sign shall be erected closer than 8 feet to a property line and shall not impede sight distance at an intersection of streets or driveways, with the exception of public safety and directional signs attached to building.