

SEC. 10-1.2400 SPECIAL LOT STANDARDS COMBINING DISTRICT (B)

Sections:

Section 10-1.2405 Purpose.

Section 10-1.2410 Subdistricts.

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Section 10-1.2425 Lot Requirements of District.

Section 10-1.2430 Yard Requirements of District.

Section 10-1.2435 Height Limit of District.

Section 10-1.2440 Site Plan Review Required.

Section 10-1.2445 Minimum Design and Performance Standards.

SEC. 10-1.2405 PURPOSE.

When the B District is combined with another District, the regulations of the District shall be modified by the following requirements. The B District shall be used in order to make provision more suitable for districts, wherever conditions require.

SEC. 10-1.2410 SUBDISTRICTS.

B3.5; B4; B6; B7; B8; B10; B20; B25; B40; B2.5A; B5A; B10A; B100A; B160A.

Note: Any lot or parcel made substandard in size or average lot width by a rezoning from an A (Agricultural) District to an AB (Agricultural Combining) District shall be deemed to comply with minimum requirements of area or average lot width required herein.

SEC. 10-1.2415 USES PERMITTED.

As permitted by the District combined.

SEC. 10-1.2420 CONDITIONALLY PERMITTED USES.

As permitted by the District combined.

SEC. 10-1.2425 LOT REQUIREMENTS.

Lot requirements shall be as set forth in the following Table 2.

SEC. 10-1.2430 YARD REQUIREMENTS.

Yard requirements shall be as set forth in the following Table 3.

SEC. 10-1.2435 HEIGHT LIMIT OF DISTRICT.

Building height shall be the same as the primary district combined with.

SEC. 10-1.2440 SITE PLAN REVIEW REQUIRED.

Site Plan Review approval is required prior to issuance of any building or construction permit or construction of a fence within this district only if the Planning Director determines that a project materially alters the appearance and character of the property or area or may be incompatible with City policies, standards and guidelines.

SEC. 10-1.2445 MINIMUM DESIGN AND PERFORMANCE STANDARDS.

Shall be the same as the primary district combined with.

TABLE 2 B DISTRICT LOT REQUIREMENTS						
B Districts	Minimum Lot Size (Sq. Ft.)	Minimum Lot Area Per Primary Use (Sq. Ft.)	Minimum Lot Frontage (Feet)	Minimum Average Lot Width (Feet)	Maximum Lot Coverage (Percent)	Minimum Average Lot Depth (Feet)
B3.5	6,000	3,500	*	60	*	*
(RS)B4	4,000	4,000	*	50**	*	*
(RM)B4	8,000	4,000	*	60	*	*
B6	6,000	6,000	*	60	*	*
B7	7,500	*	*	70	*	*
B8	8,000	8,000	*	70	*	*
B10	10,000	10,000	*	80	*	*
B20	20,000	20,000	*	100	*	*
(AT)B25	25,000	25,000	*	*	*	*
B40	40,000	40,000	*	120	*	*
B2.5A	2.5 acres	2.5 acres	*	200	*	*
B5A	5 acres	5 acres	*	250	*	*
B10A	10 acres	10 acres	*	400	*	*
B100A	100 acres	100 acres	*	400	*	*
B160A	160 acres	160 acres	*	400	*	*

Notes: * Same as primary district combined with.
 ** Corner lots shall be a minimum of 55 feet in width.

**TABLE 3
B DISTRICT YARD REQUIREMENTS**

B Districts	Minimum Front Yard (Feet)	Minimum Side Yard (Feet)	Minimum Side Street Yard (Feet)	Minimum Rear Yard (Feet)
B3.5	*	*	*	*
(RS)B4	*	*	*	*
(RM)B4	*	*	*	*
B6	*	*	*	*
B7	**	*	*	***
B8	*	*	*	*
B10	*	*	*	*
B20	*	*	*	20
(AT)B25	*	*	*	*
B40	20	**	20	20
B2.5A	30	**	20	30
B5A	30	**	20	30
B10A	30	**	20	30
B100A	30	**	20	30
B160A	30	**	20	30

Notes:

- * Same as primary district combined with.
- ** 40 feet combined, with one side yard not less than 10 feet.
- *** Within new subdivisions of ten or more dwellings, one-story dwellings may be as close as ten feet to front and rear property lines as long as there is at least 1,000 square feet of usable open space in the rear yard and garages are at least 20 feet from front property lines.