

## BU - ZONING LEGEND

### Legend data to be incorporated onto the plan

#### Zoning

#### District: BU-

See Zoning Art. XXIV, XXV, XXVI, XXVII for BU-1, BU-1A, BU-2, & BU-3 criteria. Parking structure not counted as floor area but used to count # of stories. Mall area not counted in lot coverage, floor area, nor FAR. Height measured from finished floor (F.F.) to top of pitch (roof ridge)	<b>MINIMUM REQUIREMENTS</b>		<b>REQUIRED</b>	<b>PROVIDED</b>	
	frontage for interior lot		50'		
	lot area for interior lot		5,000 s.f.		
	75' frontage for corner lot (50' if plat prior to PB 40-16)				
7,500 s.f. lot area for corner lot (5,000 s.f. if plat prior to PB 40-16)					
<b>SETBACK REQUIREMENTS</b>					
GROSS AREA (acres)			<b>SETBACK TYPE</b>	<b>REQUIRED</b>	<b>PROVIDED</b>
Less r-o-w			FRONT	20'	
Less Water			SIDE STREET (15' or 25')		
Less Other			INTERIOR (0', 5', 10' or 15')		
NET AREA (sq. ft.)		100 %	REAR (0', 5' or 20')		
Lot Coverage (40% max)		%	BETWEEN BUILDINGS	20'	
Paved Area		%	Same setbacks as above for accessory buildings		
Landscaped Open Space		%			
<b>SIDE ST.:</b> 15', except 25' on any part of bldg. within 25' of RU or EU property.	<b>INTERIOR:</b> 0' if adjacent property is BU or IU & bldg. used only for business or industry. 5' if wall has openings & 4-hr. fire rated. 10' for portions of bldg. with residential use. 15' when adjacent property is RU or EU.		<b>REAR:</b> 5' to BU/IU if opening on rear bldg wall; 0' if no opening. 20' from res. (inc. width of alley).		

ZONING DISTRICT	MAX. HEIGHT	MAX. STORIES	Maximum Floor Area Ratio (F.A.R.) per No. of Bldg. Stories		
BU-1 (Business - Neighborhood)	35'	2 stories	1 story	2 thru 8 stories	9th story and up
BU-1A (Business - Limited)	45'	4 stories	0.4	0.11 per additional floor permitted up to 8 stories	0.06 per each additional story above 8th floor
BU-2 (Business - Special)	no max.	no max.	MAX. HEIGHT OF PROPOSED BLDGS.		
BU-3 (Business - Liberal)	no max.	no max.	MAX. NUMBER OF STORIES PERMITTED		
<b>NOTE:</b> Portion of bldg. in BU-2, BU-3 from 35' – 40' height to setback a minimum of 25' from the street; thereafter 1' for each additional 5' of height. (see 33-55 for exemptions)			MAX. NUMBER OF STORIES PROPOSED		
			F.A.R. PERMITTED		
			F.A.R. PROPOSED		

#### LANDSCAPED OPEN SPACE REQUIREMENTS

SIZE OF TOTAL LOT AREA	% OF TOTAL LOT AREA	<b>PROCEDURE FOR VARIABLE BLDG. HEIGHTS:</b> Ex.: A building with 2 heights: 2 stories with 30,000 s.f. under roof and 5 stories with 40,000 s.f. under roof. Multiply & add (2 x 30,000) + (5 x 40,000) = 260,000. Add 30,000 + 40,000 = 70,000. Divide 260,000 by 70,000 = 3.71 (round up to 4) Use 4 as avg. bldg. height for landscaping requirements.
Up to one (1) acre	18% required for 1 story	
More than 1 acre and up to 5 acres	16.0% for 1 story	
More than 5 acres and up to 25 acres	14.0% for 1 story	
More than 25 acres	12.0% for 1 story	
<b>NOTE:</b> Above is minimum landscaped open space for 1 story. Increase 1.5% per story (or fraction) for 2 <sup>nd</sup> to 8th floor; then 2.5% per floor after 8th. If bldg. height varies use example at right to determine # of stories. Landscape with grass, trees and shrubs. Water areas may be used to meet up to 20% of requirement. Mall areas with landscaping, &/or water areas &/or permanent art displays may be used to meet up to 10% of requirement. See Ch. 18A for landscape criteria.		

<b>PARKING REQUIREMENTS</b>		Total Sq. Ft. per Use	(Sq. Ft./space ratio)	Spaces Required
Use Type:	Retail uses (1 space per 250 s.f. or fraction thereof)			
Use Type:				
Use Type:				
Use Type:				
Use Type:				
<b>NOTE:</b> See Zoning Code Article VII, Off-Street Parking Sec. 33-122 thru 33-132 for parking standards. See Article VIII, Sec 33-133 thru 33-137 for rights-of-way requirements.		TOTAL PARKING SPACES REQUIRED:		
		TOTAL PARKING SPACES PROVIDED:		

Revised Date: 05-30-02

(Legend-BU)

## SUPPLEMENT TO BU - ZONING LEGEND

### **(partial requirements - see Zoning Code & Landscape Ordinance for complete regulations)**

<p><b>BU-1 USES:</b> Residential if business in same bldg (res. capped @ 50% of floor area). Antique shop. Art goods. Artist studio. Photo shop. Gallery. Bank (no drive-in teller svc). Beauty parlor. Retail bakery (baking ok). Barber. Bicycle sale/rent/repair. Confectionery. Ice cream. Drugstore. Florist. Hardware store. Interior design (office/display). Jewelry store (incidental used jewelry sale/purchase ok). Leather goods. Luggage shop. Mail order office (no storing products sold). Museum. Newstand. Office bldg. Optical store. Paint /wallpaper store. Pottery shop. School. Shoe sale/repair. Sporting goods. Tobacco shop. Self-svc. Post office (limited walk-up svc).</p>
<p><b>Max. 4,000 s.f. floor area:</b> Grocery, fruit, health food, delicatessen, meat/fish market &amp; similar food stores, variety store, tailor shop, Apparel stores with new &amp;/or used merchandise (30% max. area for used jewelry, toys, furniture).</p>
<p>Attended non-motorized donation collection vehicle with spacing, area &amp; improvement restrictions. Donated goods center, nonprofit operated, max. 2000 s.f. open to public &amp; other restrictions. Religious facility inside UDB (outside UDB upon public hearing approval) Restaurant, coffee house, dining room if kitchen screened or in enclosed bldg (alcoholic beverage incidental); outside walk-up window svc ok if min. 7' sidewalk. Outdoor table service if approved at public hearing. Conservatories, dance &amp; music schools not within 500' of RU or EU except if approved at public hearing.</p>
<p><b>BU-1A USES:</b> BU-1 uses (except res. thru public hearing). Amusement center. Auditorium. Auto new parts &amp; equip. (sales only). Auto self-svc station (restrictions). Auto storage in bldg. Auto tires, battery &amp; accessory (new) retail only installation. Auto wash. Bait &amp; tackle. Bank (drive-in teller svc ok). Billiard/pool room. Passenger boats for excursions, sightseeing, or fishing trips. Convention halls. Pet hospital in a/c bldg. Elec. appliance &amp; fixture stores inc. repairs. Employment agency. Furniture stores (new merchandise retail only). Grocery stores. Handcrafted-products shop. Health &amp; exercise clubs inc. bath &amp; massage parlors. Jr. department stores. Lawn mowers, retail sales/svc. Mortuaries or funeral homes. Motorcycles sales &amp; repairs. Natatoriums. Open-air theaters. Package stores in shopping centers [see 33-150(E)(9)]. Pet shop beauty parlors in a/c bldgs. Post office station/branch ran by USPS or agents directly serving public. Printing shop. Private club. Service station inc. single axle trailer rental, &amp; sales of products related to auto service &amp; minor repairs. Supermarket. Tailor shop. Telegraph station. Telephone exchange. Theater (live &amp; movies). Variety stores.</p> <p><b>IF APPROVED AT PUBLIC HEARING:</b> auto &amp; light truck new sales agency/rental, subject to: <b>(a)</b> 15' wide greenbelt (only ingress/egress) along property lines abutting r-o-w &amp; residential property w/trees at 30' o/c max. <b>(b)</b> decorative masonry wall 5' high min. enclosing all vehicle storage &amp; repair area. <b>(c)</b> no outdoor paging. <b>(d)</b> no repair work unless part of public hearing. <b>(e)</b> accessory used vehicle sales okay if late models in operable conditions. <b>(f)</b> use/occupancy certificate renewable annually.</p>
<p><b>BU-2 USES:</b> More restrictive BU uses (res. thru public hearing). Parking garage (max. 6 stories &amp; at least 200' from RU-1, 2, TH or EU or hospital, church or public assemblage bldg. Liquor package store, major department store, commercial boat marina (piers or slips for docking); yatch storage (no repairs/overhaul). Night clubs no closer than 500' to RU or EU if approved at public hearing. Office parks. Pubs &amp; bars. Regional shopping centers.</p>
<p><b>BU-3 USES:</b> All BU (except res.) Airports, hangar &amp; repair. Vehicle svc &amp; facilities [e.g. open lot car sales &amp; rental, parts (2nd hand from bldg only), body shop &amp; painting (no outdoor paging)]. Bakery, retail &amp; wholesale. Beverage bottling. Cabinet &amp; carpentry shop. Cold storage warehouse &amp; pre-cooling plant. Contractor's plant &amp; storage yard. Dry cleaning &amp; dyeing. Engines, gas, gasoline, oil &amp; steam; sales &amp; svc. Fertilizer, feed &amp; livestock supplies. Glass installation. Gun shop. Leather goods manufacturing (no tanning). Locksmith, sharpening &amp; grinding. RR. motor truck &amp; water freight &amp; passenger stations. 2nd hand store selling furniture, fixtures, tools. TV &amp; broadcast stations, including studio, transmitting station &amp; tower, power plants &amp; incidental &amp; unusual uses permitted to such station. Truck storage enclosed within bldg or CBS wall. Upholstery &amp; furniture repair. Wholesale salesroom &amp; storage rooms.</p> <p><b>IF APPROVED AT PUBLIC HEARING:</b> BBQ stands or pits using wood for cooking. Pawnbrokers.</p> <p><b>SPACING REQUIRED (survey to be provided):</b> Garage or mechanical svc. (no outdoor paging); lumber yards; poultry market &amp; commercial hatchery; tire vulcanizing &amp; retreading or sale of used tires [not w/in 500' of RU or EU except thru public hearing. 250' spacing if use only w/in bldg &amp; exterior wall directly facing RU or EU has no opening (measured from closest point of said use in the bldg to RU or EU). For exterior uses, 500' measured from closest point of BU to other districts.</p>
<p><b>PROHIBITED:</b> Sale of merchandise from open stands, vacant lots or vehicle parked on or along public or private streets.</p>
<p><b>ENCLOSED USES :</b> Uses to be w/in completely enclosed bldgs., unless otherwise allowed. Materials &amp; products to be stored within bldg. or area completely enclosed with walls having a 20+ yr. life. Storage above wall height not permitted.</p>
<p><b>BU ADJACENT TO RES.</b> If abut AU, GU, RU or EU, min. 5' high masonry wall along property line. If separated by alley, erect wall adjacent to alley, with only egress/ingress openings with smallest width possible. If thru lot, and lot rear across a street r-o-w from AU, GU, RU or EU, wall to be 10' in front of r-o-w line at rear of lot, &amp; 10' strip landscaped. No wall required along front if separated from res. by street. If property line between districts is interior side, wall to extend only to a point 15' from the front property line.</p>
<p><b>WALLS &amp; FENCES:</b> Barbed wire ok if on angle extension (3 strands max.) not more than 16" on top of min. 6' high wall or fence, &amp; not extend over r-o-w or other's property. Wire fence max. 8' high within front or side street setbacks or if between bldg. line &amp; other property lines. Wall &amp; hedge within front or side street setbacks not to exceed 4' high; when located between bldg. line &amp; other property lines, wall &amp; hedge not to exceed 8' high.</p>
<p><b>PLAN REVIEW STANDARDS:</b> BU-1: Sec. 33-245.2 BU-1A: Sec. 33-251.5 BU-2: Sec. 33-253.9 BU-3: Sec. 33-256.8</p>
<p><b>EXHIBITS REQUIRED (include):</b> 1. Schematic site plans @ scale not less than 1" = 100' showing: <b>(a)</b> commercial floor area. <b>(b)</b> height, size, shape, &amp; existing &amp; proposed bldg locations. <b>(c)</b> parking layout. <b>(d)</b> proposed grades if significantly altered. <b>(e)</b> existing &amp; proposed fences, walls, signs, architectural accents, street furniture, locations of advertising or graphic features. <b>(f)</b> landscaping legend &amp; landscape certificate per Ch. 18A. 2. Schematic bldg. plans including elevations and/or sections of major structures. 3. Isometrics or perspective and/or model(s) of proposed development.</p>

To prevent graffiti, following screen to be used for decorative walls abutting right-of-way: Setback wall 2.5' from r-o-w line & area to be continuous landscape buffer maintained by property owner or common-interest realty association, if applicable. Buffer to contain shrubs and/or hedges and/or climbing vines, min. 3' high after planting, & maintained to form a continuous visual screen within 1 yr. after planting. Landscaping not required when metal picket fence abutting r-o-w provided in lieu of decorative wall.