

(c) Maximum lot coverage, including buildings and impervious material but excluding the water surface area of any swimming pool/pond: 40% of the total lot area.

(d) Floor area ratio: no more than 35%.

**G. B-1 Business.**

(1) Permitted uses shall be as follows:

(a) Business, professional and governmental office, including parking accessory thereto.

(b) Retail stores, or mercantile stores, excluding auction galleries and automotive sales or service establishments.

(c) Dancing, music and art instruction studios.

(d) Radio and television repair, locksmiths, watch, clock and jewelry repair, upholstery and furniture repair and other similar service establishments furnishing services other than of a personal nature, but not including gasoline filling stations and other automotive services.

(e) Residential units in other than the ground floor are permitted, provided that they are efficiency apartments.

(2) Restaurants are permitted as a conditional use.

(3) All other uses not set forth above are prohibited in this zone. (See § 240-6.12.)

(4) Lot Dimensions.

(a) The minimum lot dimensions are as follows:

[1] Width: 150 feet.

(b) The minimum yard requirements of a principal building are as follows:

[1] Front yard setback: 15 feet.

[2] The rear yard shall be used to meet the parking requirements of this chapter.

[3] Side yard setback: The minimum side yard shall be 10 feet; the minimum total of both side yards shall be 25 feet.

(c) Maximum building coverage: 40% of the total lot area.

(d) Maximum lot coverage, including buildings and impervious material but excluding the water surface area of any swimming pool/pond: 85% of the total lot area, except that if all the parking is contained under the building then the maximum lot coverage shall be 80% of the total lot area.

(e) Floor area ratio: no more than 35%.

**H. B-2 Limited Business.**

- (1) Permitted uses shall be as follows:
  - (a) General and professional office buildings.
  - (b) Uses incidental to operating a general office building, such as electronic data processing, cafeteria, generators, and other similar uses.
- (2) All other uses not set forth above are prohibited in this zone.
- (3) Lot Dimensions.
  - (a) The minimum lot dimensions are as follows:
    - [1] Width: 150 feet.
  - (b) The minimum yard requirements of a principal building are as follows:
    - [1] Front yard setback: 35 feet.
    - [2] The rear yard shall be used to meet the parking requirements of this chapter.
    - [3] Side yard setback: The minimum side yard shall be 20 feet; the minimum total of both side yards shall be 50 feet.
  - (c) Maximum building coverage: 40% of the total lot area.
  - (d) Maximum lot coverage, including buildings and impervious material but excluding the water surface area of any swimming pool or pond: 75% of the total lot area.
  - (e) Floor area ratio: no more than 35%.

**I. B-3 Business and Apartment.**

- (1) Permitted uses shall be as follows:
  - (a) All uses permitted in the B-1 Zone. Bulk requirements of the B-1 Zone apply to construction under this subsection.
  - (b) Garden apartment buildings housing four or more dwelling units. Bulk requirements of the A-1 Zone apply to construction under this subsection.
- (2) All other uses not set forth above are prohibited in this zone. (See § 240-6.12.)
- (3) Lot Dimensions.
  - (a) The minimum lot dimensions are as follows:
    - [1] Width: 150 feet.
  - (b) The minimum yard requirements of a principal building are as follows:

[1] Front yard setback: 15 feet.

[2] The rear yard shall be used to meet the parking requirements of this chapter.

[3] Side yard setback: The minimum side yard shall be 10 feet; the minimum total of both side yards shall be 25 feet.

(c) Maximum building coverage: 40% of the total lot area.

(d) Maximum lot coverage including buildings and impervious material but excluding the water surface area of any swimming pool/pond: 85% of the total lot area, except that if all the parking is contained under the building then the maximum lot coverage shall be 80% of the total lot area.

(e) Floor area ratio: no more than 35%.

J. C-1 Commercial.

(1) Permitted uses shall be as follows:

(a) All the uses permitted as set forth in the B-1 Zone, B-2 Zone and B-3 Zone.

(b) Research; wholesale storage and warehousing for a minimum of 30 days in fully enclosed buildings; garages for storage and servicing of motor vehicles which are owned and leased to the owner or operator who is doing the servicing, storing and garaging; and public utility consumer service centers. Self-storage facilities are specifically not permitted.

(2) All other uses not set forth above are prohibited in this zone.

(3) Lot Dimensions.

(a) The minimum lot dimensions are as follows:

[1] Width: 150 feet.

[2] Area: 15,000 square feet.

(b) The minimum yard requirements of a principal building are as follows:

[1] Front yard setback: 15 feet.

[2] The rear yard shall be used to meet the parking requirements of this chapter.

[3] Side yard setback: The minimum side yard shall be 10 feet; the minimum total of both side yards shall be 25 feet.

(c) Maximum building coverage: 40% of the total lot area.