

B-1 (Central Business District)

(Encourage the viability of the commercial core of the City by locating more intensive commercial uses in close proximity to each other.)

Without approval from the Board of Zoning Appeals, the following is required:

(Minimum lot size - **none.**)

“Buildings” and/or “Additions to existing Building”:

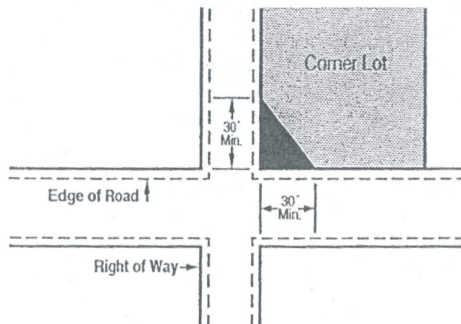
No front yard is required, but **buildings must be located no more than 10 feet** from the right-of-way. No height requirement or number of stories requirement.

Permit Cost: 0 – 5,000 sq. ft. - **\$150.00** Width at bldg. line – **20 ft.**
5,001+ sq. ft. - **\$200.00** Maximum bldg. stories – **none**
Maximum height of each story – **none**

Accessory Building: under 250 sq. ft. - **\$ 50.00**

Fencing, Screening, Walls and Barriers: (Chapter 1215.01)

- 1) **Front yard:** Maximum height of fence is **3 ft.**
Must be of a purely decorative nature. Fence cannot be constructed of chainlink, lattice, etc., or anything deemed unsuitable for decorative fences by the Zoning Official.
[See Chapter 1215.01(g).]
- 2) **Side and Rear yards:** Maximum height is **6 ft.**, except in the immediate area of a swimming pool or patio in the **interior** of a lot, it may be **up to 8 ft.** in height.
- 3) Recommend having fence 1 ft. from the rear and side property lines, but it can be located on the property lines.
- 4) **Corner lots** (at street intersections): no obstructions higher than **two (2) feet** above the adjacent top-of-curb elevation shall be permitted to be planted, placed or erected on any corner lot within a triangular portion of the land. (See illustration.)



Pool: Pools are permitted in any district as long as they follow the rules of Chapter 1215.04.

- 1) The pool cannot be in the front yard area.
- 2) A pool cannot be closer than 5 ft. to a rear or side lot line.
- 3) There must be a **fence** enclosing the pool (with a self-closing, self-latching, gate (minimum **4 ft.** high gate) *or* a **pool topper**. The topper, including the pool height, must be a total of at least **6 ft.** high, with no less than a 4" gap between pool and bottom of topper.
- 4) Owner must sign form agreeing to meet the fence & lock requirements.

Permit Cost: **\$10.00** per year (Temporary pool)
 \$25.00 one-time fee (Permanent pool)

(As of April 2012, pool toppers do **not** require a fence permit.)

Lot Coverage: Up to **100%** of property may be covered with the principle building, accessory buildings, deck and pool.

(Percentage of lot coverage = Square footage of buildings ÷ square footage of lot size.)