

**ORDINANCE AMENDING THE COMMERCIAL AND INDUSTRIAL
DISTRICTS IN APPENDIX A, ZONING ORDINANCE,
OF THE CULPEPER COUNTY CODE AND AMENDMENT OF THE OFFICIAL
ZONING MAP**

BE IT ORDAINED by the Board of Supervisors of Culpeper County that Appendix A, of the Culpeper County Code, attached, be and hereby is amended as follows, and in accordance with the attachments:

Article 6. General Commercial District C-2 is repealed

Article 6A. Highway Interchange District H-1 is repealed

Article 6.1D. Office District OC is repealed

Article 6.1E Shopping Center District SC is repealed

All properties zoned C-2, H-1, and OC as of the date of adoption of this ordinance are hereby rezoned to Commercial Services District CS.

Article 7. Industrial, Limited, District M-1 is repealed

All properties zoned M-1 as of the date of adoption of this ordinance are hereby rezoned to Light Industry – Industrial Park District LI.

Article 8. Industrial District M-2 is repealed

All properties zoned M-2 as of the date of adoption of this ordinance are hereby rezoned to Industrial District HI.

BE IT FURTHER ORDAINED by the Board of Supervisors of Culpeper County that the text of Articles 6.1A, 6.1B, 6.1C, 7.1A and 7.1B of Appendix A of the Culpeper County Code shall be amended as shown in the attachments hereto.

NOW, THEREFORE, BE IT HEREBY ORDAINED that the Board of Supervisors of Culpeper County, Virginia, pursuant to Section 15.2-1427 of the Code of Virginia, enacts this Ordinance.

DONE this 4th day of January, 2011.

VOTING AYE:

VOTING NAY:

ABSTAINING:

ABSENT:

Witness this signature and seal.

_____(SEAL)
William C. Chase, Chairman
Board of Supervisors of Culpeper County, Virginia

DATE:_____

ATTEST:

Frank T. Bossio, Clerk to the Board

ARTICLE 6.1A. CONVENIENCE CENTER DISTRICT C-C

6.1A-1. Statement of intent.

This district provides for limited convenience commercial uses to serve rural residents and supplement neighborhood and community areas. Typically a country store providing essential goods in the rural areas, a number of uses are included to consolidate facilities at the crossroads of rural activity. The convenience center is the least intense of commercial services and is intended for only those uses of immediate need to a limited rural area.

6.1A-2. Use regulations.

The following regulations shall apply in all C-C Districts:

6.1A-2-1 Principal uses and structures:

- 6.1A-2-1.1* Principal and conditional uses in the R-1 District.
- 6.1A-2-1.2* Antique shop.
- 6.1A-2-1.3* Beauty/barber shop.
- 6.1A-2-1.4* Church.
- 6.1A-2-1.5* Community buildings, including fire and rescue stations.
- 6.1A-2-1.6* Convenience or general store [maximum five thousand (5,000) square feet].
- 6.1A-2-1.7* Delicatessen.
- 6.1A-2-1.7a* Gasoline Station (sales only, automotive repair prohibited)
- 6.1A-2-1.8* Laundromat and dry cleaning pick-up station.
- 6.1A-2-1.8a* Music instruction, conservatory.
- 6.1A-2-1.9* Post office.
- 6.1A-2-1.10* Real estate office.
- 6.1A-2-1.11* Tailor and dressmaker/seamstress.
- 6.1A-2-1.12* Those uses permitted in the R-3 District identified for multifamily dwelling as a mixed commercial-residential structure, subject to the regulations of the R-3 District.

6.1A-2-2 Conditional uses:

The following uses may also be permitted subject to securing a special use permit as provided for in Article 17:

- 6.1A-2-2.1* Private clubs.
- 6.1A-2-2.2* Private Schools.
- 6.1A-2-2.3* Medical, professional and general offices.

6.1A-3. Minimum lot area.

The minimum lot area shall be one (1) acre.

6.1A-4. Lot coverage.

Lot coverage shall be sixty percent (60%) maximum (structure area); twenty percent (20%) green space.

6.1A-5. Lot width.

Lot width shall be eighty (80) feet at the setback line.

6.1A-6. Setback.

Setback shall be forty (40) feet from the right-of-way; 30 feet on the side facing a street.

6.1A-7. Side yard.

Side yards shall be ten (10) feet, each side; fifteen (15) feet adjacent to an A, R, or RA District.

6.1A-8. Rear yard.

Rear yards shall be fifteen (15) feet.

6.1A-9. Building height.

Building height shall be thirty (30) feet maximum [two stories].

6.1A-10. Residential district uses.

Where residential uses are permitted though the inclusion of R zoning district uses in the C-C district, lot area, width, setback and yard requirements, and water and sewer requirements where applicable, of the appropriate R district shall be enforced.

ARTICLE 6.1B. VILLAGE CENTER COMMERCIAL DISTRICT VC

6.1B-1. Statement of intent.

The Village Center District provides for neighborhood commercial areas which primarily serve the local residents, but also offer diverse services to the entire County. Commercial enterprises in this district might include grocery stores, restaurants, pharmacies and other community services. These facilities bring together the economic and social functions of the neighborhoods which surround them.

6.1B-2. Use regulations.

The following regulations shall apply in all VC Districts:

6.1B-2-1 Principal uses and structures:

- 6.1B-2-1.1* Principal and conditional uses in the R-2, R-3 and C-C Districts.
- 6.1B-2-1.2* Apparel/clothing.
- 6.1B-2-1.3* Auto supplies [maximum five thousand (5,000) square feet].
- 6.1B-2-1.4* Bakery and confectionery.
- 6.1B-2-1.5* Banks and lending institutions.
- 6.1B-2-1.5a* Bed and breakfast.
- 6.1B-2-1.6* Blueprinting and copying.
- 6.1B-2-1.7* Book store.
- 6.1B-2-1.8* Cabinet and furniture repair.
- 6.1B-2-1.9* Catalogue sales.
- 6.1B-2-1.10* Catering establishment.
- 6.1B-2-1.10a* Clothing store.
- 6.1B-2-1.11* Dance studio.
- 6.1B-2-1.12* Day or child care.
- 6.1B-2-1.13* Doctor/dentist office.
- 6.1B-2-1.14* Florist.
- 6.1B-2-1.15* Funeral home.
- 6.1B-2-1.16* Gift and jewelry.
- 6.1B-2-1.17* General and professional offices.
- 6.1B-2-1.17a* Grocery stores.
- 6.1B-2-1.18* Hardware store.
- 6.1B-2-1.19* Health care clinics (not homes or institutions).
- 6.1B-2-1.19a* Health club (spa, gym, tennis club).
- 6.1B-2-1.20* Hobby/craft store.
- 6.1B-2-1.21* Interior decorating.
- 6.1B-2-1.22* Library.
- 6.1B-2-1.23* Locksmith.
- 6.1B-2-1.24* Musical instruments, records, tapes.
- 6.1B-2-1.25* Newsstand.
- 6.1B-2-1.28* Pet shop.
- 6.1B-2-1.29* Pharmacy.
- 6.1B-2-1.30* Photo/film exchange and supplies.

- 6.1B-2-1.31 Public recreation (swimming pool, tennis courts, community center, etc.).
- 6.1B-2-1.32 Restaurant
- 6.1B-2-1.33 Retail stores.
- 6.1B-2-1.34 Secondhand stores.
- 6.1B-2-1.35 Shoe repair.
- 6.1B-2-1.36 Small appliance sales, repair.
- 6.1B-2-1.37 Tobacco sales.
- 6.1B-2-1.38 Video sales/rentals.

6.1B-2-2 Conditional uses:

The following uses may also be permitted subject to securing a special use permit as provided for in Article 17:

- 6.1B-2-2.1 Animal hospital, clinic.
- 6.1B-2-2.2 Auditorium/theater/assembly hall.
- 6.1B-2-2.3 Auto service station.
- 6.1B-2-2.4 Elderly nursing homes.
- 6.1B-2-2.5 Mini self storage [wholly enclosed units, maximum four hundred (400) square feet per unit, no outdoor storage].
- 6.1B-2-2.6 Private recreation/amusement (billiards, bowling alley, miniature golf, etc.).

6.1B-2-3 Prohibited uses:

Automobile sales and all other uses reliant upon outdoor display and storage, and “big box” retail stores (defined as exceeding 40,000 square feet) are prohibited in the VC District.

6.1B-3. Minimum lot area.

The minimum lot area shall be: one (1) acre.

6.1B-4. Lot coverage.

Lot coverage shall be sixty percent (60%) maximum.

6.1B-5. Lot width.

Lot width shall be fifty (50) feet.

6.1B-6. Setback.

Setback shall be thirty-five (35) feet from the right-of-way; twenty (20) feet on the side facing a street.

6.1B-7. Side yard.

Side yards shall be zero (0) feet; fifteen (15) feet adjacent to an A, R, or RA District.

6.1B-8. Rear yard.

Rear yard shall be ten percent (10%) of lot depth, but not less than twelve (12) feet.

6.1B-9. Building height.

Building height shall be forty (40) feet maximum [three stories].

6.1B-10. Residential district uses.

Where residential uses are permitted though the inclusion of R zoning district uses in the VC district, lot area, width, setback and yard requirements, and water and sewer requirements where applicable, of the appropriate R district shall be enforced.

ARTICLE 6.1C. COMMERCIAL SERVICES DISTRICT CS

6.1C-1. Statement of intent.

This district provides for community and business services that need accessibility to serve the community and the region. Such services include all levels of retail service, professional offices, hotels, etc. These are intense commercial uses requiring adequate access, buffering and careful land planning and coordination.

6.1C-2. Use regulations.

The following regulations shall apply in all CS Districts:

6.1C-2-1 Principal uses and structures:

6.1C-2-1.1 Principal and conditional uses in the VC District.

6.1C-2-1.1a Art supplies.

6.1C-2-1.1b Auction house.

6.1C-2-1.2 Auto, trailer sales and service.

6.1C-2-1.3 Boat sales, service.

6.1C-2-1.4 Building materials (screened storage only).

6.1C-2-1.5 Business/trade schools.

6.1C-2-1.5a Car wash.

6.1C-2-1.5b Department stores.

6.1C-2-1.6 Discount stores.

6.1C-2-1.7 Feed stores.

6.1C-2-1.8 Frozen food locker.

6.1C-2-1.9 Furniture and appliances stores.

6.1C-2-1.10 Garden and landscape center.

6.1C-2-1.11 General contractor (screened equipment storage).

6.1C-2-1.12 Hardware store.

6.1C-2-1.13 Home improvement stores.

6.1C-2-1.14 Machinery and tool sales, service, rental.

6.1C-2-1.14a Medical or dental clinics and laboratories.

6.1C-2-1.15 Motel, hotel.

6.1C-2-1.15a Nurseries.

6.1C-2-1.16 Passenger terminals.

6.1C-2-1.16a Pawn shops.

6.1C-2-1.17 Plumbing and electrical supplies (screened storage only).

6.1C-2-1.18 Printing and publishing.

6.1C-2-1.19 Public Utilities including water and sewer facilities, substations and other similar facilities.

6.1C-2-1.20 Sign printing.

6.1C-2-1.21 Taxidermist.

6.1C-2-1.22 Upholstery.

6.1C-2-2. Conditional uses:

The following uses may also be permitted subject to securing a special use permit as provided for in Article 17:

6.1C-2-2.1 Golf driving range.

6.1C-2-2.2 Health care institution.

6.1C-2-2.3 Hospital.

6.1C-2-2.4 Wholesale and storage, if wholly contained within structures.

6.1-2-3. Outdoor storage yards must be screened and landscaped.

6.1C-3. Minimum lot area.

None.

6.1C-4. Lot coverage.

Sixty percent (60%) maximum.

6.1C-5. Lot width.

None.

6.1C-6. Setback.

Setback shall be fifty (50) feet from right-of-way on primary road; forty (40) feet from right-of-way on secondary road.

6.1C-7. Side yard.

None, except that any building wall with openings shall be at least fifteen (15) feet from any property line with an additional five (5) feet for each building story over the first floor.

6.1C-8. Rear yard.

Rear yards shall be equal to the height of the building (peak of roof or top of parapet), but not to exceed (30) feet.

6.1C-9. Building height.

Building height shall be forty-five (45) feet maximum [four stories].

6.1C-10. Residential district uses.

Where residential uses are permitted through the inclusion of R zoning district uses in the CS district, lot area, width, setback and yard requirements, and water and sewer requirements where applicable, of the appropriate R district shall be enforced.

ARTICLE 7.1A. LIGHT INDUSTRY-INDUSTRIAL PARK DISTRICT LI

7.1A-1. Statement of intent.

This district provides for light industry, research and development and related uses in planned park setting and/or at appropriate locations within the community. Related uses include offices, retail, assembly, manufacturing and accessory uses. Activities should be carried out in a planned layout with coordinated use, circulation, access, development staging and infrastructure.

7.1A-2. Use regulations.

The following regulations shall apply in all LI Districts:

7.1A-2-1 Prohibited uses:

7.1A-2-1.1 Residential structures and uses.

7.1A-2-2 Permitted uses:

7.1A-2-2.1 All principal uses permitted in the CS District, except for residential uses.

7.1A-2-2.1a Assembly of appliances, instruments, devices, radios, machine parts and office machines. Also the manufacture of small parts, such as coils, condensers, transformers, etc.

7.1A-2-2.1b Automobile repair, painting, upholstery, dismantling, assembly.

7.1A-2-2.1c Contractor's equipment storage yards, lumberyards, building materials and plumbing supply storage, all subject to screening and landscaping.

7.1A-2-2.2 Data processing and computing, secure messaging services and customer support.

7.1A-2-2.3 Dry cleaners and laundries.

7.1A-2-2.4 Fabrication of metal products, such as bicycles, toys, jewelry, furniture, instruments, but excluding sheet metal products.

7.1A-2-2.5 Fabrication of wood products such as cabinetry, furniture, toys, boats and woodworking.

7.1A-2-2.6 Indoor sports facility.

7.1A-2-2.7 Manufacture, assembly and processing of products from previously prepared materials including: electrical and electronic components and equipment; musical, scientific, medical, dental and photographic equipment; pharmaceutical, cosmetics, toiletries; frozen foods, beverage, confections, horticultural products; clothing and textiles.

7.1A-2-2.8 Manufacture of pottery and clay or ceramic products using only previously pulverized clay and kilns fired by electricity or natural gas.

7.1A-2-2.9 Office uses.

7.1A-2-2.10 Printing and publishing.

7.1A-2-2.11 Public utilities including power plants and other similar facilities.

7.1A-2-2.12 Radio and television studios and broadcasting facilities.

7.1A-2-2.13 Research and development activities, including laboratories, testing, prototype manufacture, experimental work and related operations.

7.1A-2-2.13a Welding and machine shops, excluding punch presses exceeding 40-ton rated capacity.

7.1A-2-2.14 Wholesale and warehouse operations.

7.1A-2-2.15 Accessory uses including company vehicle service (indoor or screened only), heliport, parking garage, motor, fuel facilities and single night watchman or caretaker facilities that do not exceed fifteen percent (15%) of the total lot area.

7.1A-2-3 Conditional uses:

The following uses may also be permitted subject to securing a special use permit as provided for in Article 17:

7.1A-2-3.1 All conditional uses permitted in the CS District.

7.1A-2-3.2 Airports.

7.1A-2-3.3 Debris, landfill and transfer stations, subject to screening and acceptable soil conditions, state permitting, annual inspection and restriction on any burning. Adequate buffer and demonstration of compatibility with adjacent uses without nuisance is required prior to special permit approval; recycling centers.

7.1A-2-3.4 Processing of extracted minerals and resources and related wholesale operations subject to the screening and landscaping of any outdoor stockpile and storage.

7.1A-2-3.5 Outdoor storage subject to screening and landscaping. Storage of explosive or hazardous materials incidental to production or use.

7.1A-2-3.6 Truck terminal, transfer and dispatch.

7.1A-2-3.7 Amphitheaters, amusement parks, arenas, auditoriums, fairgrounds, race tracks, stadiums or similar public gathering facilities mainly intended for recreational uses. Ancillary and related uses such as associated offices, equipment testing facilities, assembly, food services and the like are also permitted.

7.1A-2-4 Restricted uses:

7.1A-2-4.1 The use of land or structure that may be hazardous, noxious, injurious by reason of production or emission of dust, smoke, refuse, odor, fumes, noise, glare, vibration or similar components is prohibited.

7.1A-2-4.2 Fuels, explosives or flammable liquids shall be stored only in accordance with DPA/SPPC regulations.

7.1A-2-4.3 Noise, glare or vibration that is discernable beyond the property line is prohibited. Lighting shall be diffused and hooded or screened so as to not spread to adjacent properties or roadways.

7.1A-2-4.4 No unneutralized refuse shall be discharged into sewers, ditches, streams or on the land.

7.1A-3. Minimum lot area.

Minimum lot area shall be one half (0.5) acre.

7.1A-4. Lot coverage.

Lot coverage shall be a maximum of fifty percent (50%), a maximum floor area ratio of 0.5 with a minimum of twenty percent (20%) green space.

7.1A-5. Lot width.

None.

7.1A-6. Setback.

Setback shall be fifty (50) feet from the right-of-way. Setback shall be forty (40) feet from the right-of-way of the side street on corner lots. The setback for accessory uses other than structures is twenty (20) feet from any right-of-way line.

7.1A-7. Side yard.

Side yards shall be ten (10) feet on each side plus one (1) foot for each additional ten feet above fifteen (15) feet of structure height. A side yard of five (5) feet is required for accessory uses.

7.1A-8. Rear yard.

Rear yards shall be ten percent (10%) of the lot depth, but need not exceed twenty (20) feet.

7.1A-9. Building height.

Building height shall be a maximum of forty-five (45) feet.

7.1A-10. Special provisions.

7.1A-10-1 Front yard use:

No truck storage, parking, loading or stacking areas are allowed in the front yard.

7.1A-10-2 Environmental impact assessment required:

Environmental assessment of significant impacts may be required.

ARTICLE 7.1B. INDUSTRIAL DISTRICT HI

7.1B-1. Statement of intent.

The primary purpose of this district is to establish an area where the principal use of land is for heavy commercial and industrial operations, which may create some nuisance, and which are not properly associated with, nor compatible with, residential, institutional and neighborhood commercial service establishments. The specific intent of this district is to:

7.1B-1-1 Encourage the construction of and the continued use of the land for heavy commercial and industrial purposes.

7.1B-1-2 Prohibit residential and neighborhood commercial use of the land and to prohibit other uses which would substantially interfere with the development, continuation or expansion of commercial and industrial uses in the district or compromise the investment in industrial activity.

7.1B-2. Use regulations.

The following regulations shall apply in all HI Districts:

7.1B-2-1 Prohibited uses:

7.1B-2-1.1 All residential structures and uses, excluding a night watchman, caretaker or resident security facility limited to five percent (5%) of the structure.

7.1B-2-2 Permitted uses:

7.1B-2-2.1 All principal uses in the LI District.

7.1B-2-2.2 All conditional uses in the LI District except for debris landfill and transfer stations (7.1A-2-3.3) and public gathering facilities (7.1A-2-3.7). The continued operation of solid waste transfer stations, including recycling facilities which existed on or before January 1, 2011 and the expansion of such facilities on current or adjacent property is a permitted use, not requiring a conditional or special use permit.

7.1B-2-2.3 Additional heavy and high intensity commercial and industrial uses deemed by the Zoning Administrator to be similar in nature to other permitted uses in the HI zoning district.

7.1B-2-3 Conditional uses:

The following uses may also be permitted subject to securing a use permit as provided for in Article 17:

7.1B-2-3.1 Amphitheaters, amusement parks, arenas, auditoriums, fairgrounds, race tracks, stadiums or similar public gathering facilities mainly intended for recreational uses. Ancillary and related uses such as associated offices, equipment testing facilities, assembly, food services and the like are also permitted.

7.1B-2-3.2 Debris landfill and transfer stations, subject to screening and acceptable soil conditions, state permitting, annual inspection and restriction on

any burning. Adequate buffer and demonstration of compatibility with adjacent uses without nuisance as required prior to special permit approval.

7.1B-2-3.3 Other uses not allowed as either permitted or conditional uses in any other zoning district of this ordinance.

7.1B-3. Performance standards.

7.1B-3-1 Performance standards:

It is the intent of this Article to prevent any building, structure or land in the HI District from being used or occupied in any manner so as to create any dangerous, injurious, noxious or otherwise objectionable fire, explosive, radioactive or other hazardous condition; noise or vibration; smoke, dust, odor or other form of air pollution, electrical or other disturbance; glare or heat; liquid or solid refuse or wastes; condition conducive to the breeding of rodents or insects; or other substance, condition or elements in a manner or amount as to adversely affect the surrounding area. Any use proposed and/or established under the HI District may be undertaken and maintained if it conforms to all County regulations, including the regulations of this section referred to herein as "performance standards." No use shall hereafter be established or conducted in any HI District in any manner in violation of the following performance standards. If requested by the Zoning Administrator, the owner of property subject to these standards shall provide documentation of compliance with any or all of these standards.

7.1B-3-2 Noise:

All noise shall be muffled so as not to be objectionable due to intermittence, beat frequency or shrillness. In no case shall the sound-pressure level of noise radiated from any establishment, measured at the nearest lot line, exceed the values in any octave band of frequency set forth in Table I below or in Table I as modified in the correction factors provided in Table II below. The sound-pressure level shall be measured with a sound level meter and an octave band analyzer conforming to standards prescribed by the American Standards Association.

Table I

Maximum Permissible Sound Pressure Levels (Measured at the Lot Line or Midpoint of Distance In Between Two Buildings on the Same Lot with Different Uses).

Frequency Band: (Cycles per second)	Sound Pressure Levels
20-75	74
76-150	62
151-300	57
301-600	51

601-1,200	47
1,201-2,400	42
2,401-4,800	38
4,801-10,000	35

Table II

Correction Factors

Condition	Correction (in decibels)
On a site contiguous to or across a street from the boundary of any residential zone established by this Chapter or by the zoning ordinance of any other county or any municipality	Minus 5
Operation between the hours of 10:00 p.m. and 7:00 a.m.	Minus 5
Noise of impulsive character (e.g., hammering)	Minus 5
Noise of periodic character (e.g., hum or screech)	Minus 5
Noise source operated less than:	
20% in any one-hour period	Plus 5*
5% in any one-hour period	Plus 10*
1% in any one-hour period	Plus 15*

***Note:** Apply only one (1) of these corrections. All other corrections [including any one (1) of the starred corrections] are cumulative.

7.1B-3-3 Vibration:

No vibration that can be detected at the lot line without the aid of instruments shall be permitted, except that vibration resulting from blasting shall be regulated by the Virginia Department of Mines, Minerals and Energy and/or any other applicable state or federal agency.

7.1B-3-4 Dust and Emissions

There shall not be discharged into the atmosphere from any operation any dust or emissions in violation of the Virginia Department of Environmental Quality Standard For Dust And Emissions, Rule 4-1.

7.1B-3-5 Reserved.

7.1B-3-6 Odor:

There shall not be discharged or permitted to escape into the atmosphere from any operation on any lot odorous or noxious gas or any other odorous or noxious material in such quantity as to be offensive beyond the premises from which such odors emanate. As a guide in determining such quantities of offensive odors, the Virginia Department of Environmental Quality Standard For Odor, Rule 4-2 shall be used.

7.1B-3-7 Radioactivity:

There shall be no radioactive emission that would be dangerous to the health and safety of persons on or beyond the premises where such radioactive material is used. Determination of the existence of such danger and the handling of radioactive materials, the discharge of such materials into the atmosphere and streams and other water, and the disposal of radioactive wastes shall be by reference to and in accordance with applicable current regulations of the Atomic Energy Commission and the Virginia Department of Health, and in the case of items which would affect aircraft navigation or the control thereof, by applicable current regulations of the Federal Aviation Agency, and any applicable laws enacted by the General Assembly of the Commonwealth of Virginia.

7.1B-3-8 Electrical interference:

There shall be no electrical disturbance emanating from any lot that would adversely affect the operation of any equipment on any other lot or premises or violate any regulation imposed by the Federal Communications Commission, and in the case of any operation that would affect adversely the navigation or control of aircraft, the current regulations of the Federal Aviation Agency shall apply.

7.1B-3-9 Liquid or solid wastes:

There shall be no discharge of any liquid or solid wastes from any establishment into any stream except as authorized by the Virginia Department of Environmental Quality and/or the Board of Supervisors, nor shall any wastes, debris or other discarded material be permitted to accumulate in any yard or open space on the premises.

7.1B-3-10 Glare and heat:

No direct or sky-reflected glare, whether from floodlights or from high-temperature processes, such as combustion, welding or otherwise, so as to be visible beyond the lot line, shall be permitted except for signs, parking lot lighting and other lighting permitted by this Article or required by any other applicable regulation, ordinance or law. In all cases, lighting shall be diffused and hooded or screened so as not to spread to adjacent properties or roadways. There shall be no discharge of heat or heated air from any establishment so as to be detectable beyond the lot line.

7.1B-4. Height regulations.

7.1B-4-1 Maximum building height:

Buildings may be erected up to seventy-five (75) feet in height from the adjacent ground elevation.

7.1B-5. Area regulations.

7.1B-5-1 Minimum lot size:

The minimum lot size shall be one half (0.5) acre.

7.1B-6. Lot coverage regulations.

7.1B-6-1 Maximum lot coverage:

Lots may be covered up to seventy-five percent (75%) and may have a maximum floor area ratio of one (1.0).

7.1B-7. Setback regulations.

7.1B-7-1 Setback line:

The setback line shall be located fifty (50) feet from any street right-of-way.

7.1B-8. Width regulations.

7.1B-8-1 Minimum width:

None.

7.1B-9. Yard regulations.

7.1B-9-1 Side yard:

Ten feet on each side and one (1) additional foot for every ten (10) feet above the first fifteen (15) feet of structure height. Where the side property line of a lot abuts an A, R, or RA District, there shall be a minimum side yard of twenty-five (25) feet.

7.1B-9-2 Rear yard:

The rear yard shall be equal to the height of the principal structure measured from the nearest rear grade level. There shall be a minimum rear yard of thirty-five (35) feet where the lot abuts an A, R, or RA District.