

Exhibit C. West Feliciana Industrial Park Site Zoning Map & Documents



West Feliciana Industrial Park Site Zoning Map and Documents

West Feliciana Industrial
Park Site
West Feliciana Parish, LA

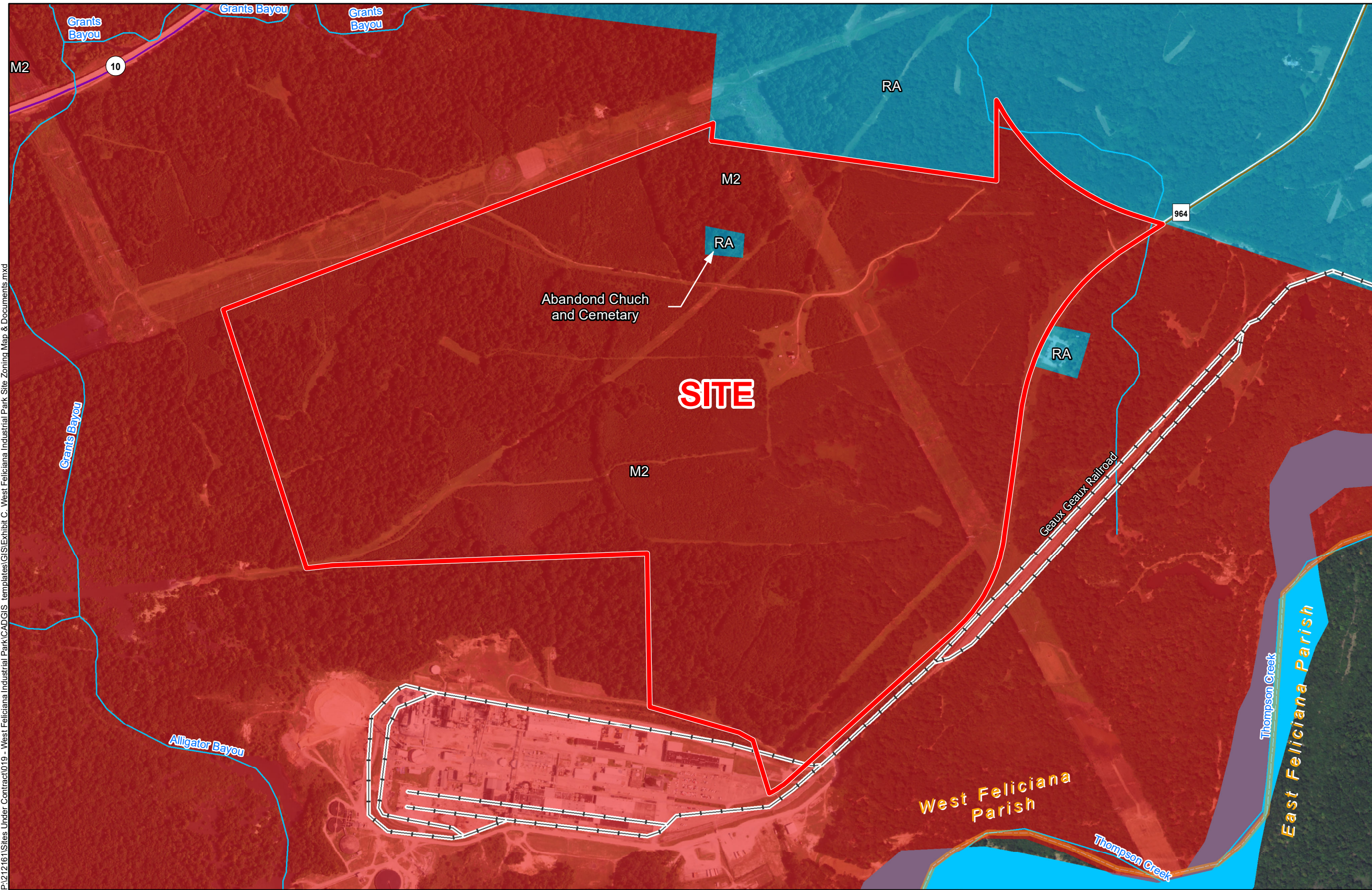
BRAC



West Feliciana Parish

LEGEND

- Site Boundary (547.31 Ac.)
- West Feliciana Parish Zoning**
- M2 - General Industrial District
- RA - Residential-Agricultural District
- Existing Roadway**
- Urban State Highway
- Rural State Highway
- Railroad
- Waterbody
- Stream
- Parish Boundary



P:\212161\Sites Under Contract\019 - West Feliciana Industrial Park\CAD\GIS templates\GIS\Exhibit C - West Feliciana Industrial Park Site Zoning Map & Documents.mxd

- General Notes:
1. No attempt has been made by CSRS, Inc. to verify site boundary, title, actual legal ownership, deed restrictions, servitudes, easements, or other burdens on the property, other than that furnished by the client or his representative.
 2. Transportation data from 2013 TIGER datasets via U.S. Census Bureau at <ftp://ftp2.census.gov/geo/tiger/TIGER2013>.
 3. Zoning data derived from West Feliciana Parish Zoning Map found at <http://wfparrish.org/departments/planning-zoning>.



Date:	5/22/2017
Project Number:	212161
Drawn By:	TMK
Checked By:	JAY

CSRS
IMAGINE SHAPE DELIVER

6767 Perkins Road Suite 200 Baton Rouge, LA 70808
Telephone: 225 769-0546 Fax: 225 767-0060
www.csrsonline.com

West Feliciana Industrial Park Zoning Map & Documents

§ 135-11

WEST FELICIANA PARISH CODE

Secs. 135-11—135-42. Reserved.

ARTICLE II. RESIDENTIAL DISTRICTS (R-A, R-1, R-2, R-3, R-4, T-R, A-R, M-R, A-2)

Sec. 135-43. Residential-Agricultural District (R-A); purpose.

(a) This district is established to provide for rural farm or non-farm residences in areas where intensive land development is unlikely to occur.

(b) For information concerning permitted uses, see section 135-51. For information concerning lot and structure requirements, see section 135-52.
(Ord. No. 1-11-94, art. II, § 1, 1-11-1994)

Sec. 135-44. Low-Density Residential District (R-1); purpose.

(a) This district is established to provide for low-density, farm or non-farm residential uses of land and structures where intensive land development is unlikely to occur. The R-1 district is designed to serve as a transition between the R-A and R-2 districts.

(b) For information concerning permitted uses, see section 135-51. For information concerning lot and structure requirements, see section 135-52.
(Ord. No. 1-11-94, art. II, § 2, 1-11-1994)

Sec. 135-45. General Residential District (R-2); purpose.

(a) This district is established to provide for the development of medium density single- and two-family residential uses in areas served by public water and sewer.

(b) For information concerning permitted uses, see section 135-51. For information concerning lot and structure requirements, see section 135-52.
(Ord. No. 1-11-94, art. II, § 3, 1-11-1994)

Sec. 135-46. High-Density Residential District (R-3); purpose.

(a) This district is established to provide for high-density single- and two-family residential development in areas serviced by public water, sewer and other urban type services.

(b) For information concerning permitted uses, see section 135-51. For information concerning lot and structure requirements, see section 135-52.
(Ord. No. 1-11-94, art. II, § 4, 1-11-1994)

Sec. 135-47. Recreation Residential District (R-4); purpose.

(a) This district is established to provide less restrictive regulation for residential development of recreational areas in the parish where residents maintain summer or weekend homes or small parcels of open space. This district is intended to permit only those residential and related recreational uses of land and structures and to exclude all those activities not compatible with the character of recreational-residential areas.

(b) For information concerning permitted uses, see section 135-51. For information concerning lot and structure requirements, see section 135-52.

(Ord. No. 1-11-94, art. II, § 5, 1-11-1994)

Sec. 135-48. Townhouse Residential District (T-R); purpose.

(a) This district is established to provide for the development of townhouse residential units at a density not greater than eight units per gross acre. For the purpose of this district, term "townhouse" means an attached dwelling unit which has its own front door and is separated from adjoining units in the same row or group by fire walls or fire separations. It is intended that this district serve as a transition between single-family detached houses and existing commercial and apartment zoning districts or areas designated for commercial and apartment development in the planning commission's development plan.

(b) For information concerning permitted uses, see section 135-51. For information concerning lot and structure requirements, see section 135-52.

(Ord. No. 1-11-94, art. II, § 6, 1-11-1994)

Sec. 135-49. Apartment Residential District (A-R); purpose.

(a) This district is established to provide for the development of multi-family residential dwellings at a density of not greater than 14 units per gross acre. It is intended that this district encourage well-designed apartment developments which have ample open space, recreational areas and off-street parking. It is further intended that this district be located adjacent to existing commercial land use planning districts, along primary arteries, adjacent to permanent open space or adjacent to areas designated for commercial development on the parish land use planning commission's development plan.

(b) For information concerning permitted uses, see section 135-51. For information concerning lot and structure requirements, see section 135-52.

(Ord. No. 1-11-94, art. II, § 7, 1-11-1994)

Sec. 135-50. Multiple Story Residential District (M-R); purpose.

(a) This district is established to provide for the development of multiple story residential units at a density not greater than 40 units per gross acre. It is intended that this district be located adjacent to existing commercial land use planning

districts, along primary arteries, adjacent to permanent open space or adjacent to areas designated for commercial development of the parish land use planning commission's development plan.

(b) For information concerning permitted uses, see section 135-51. For information concerning lot and structure requirements, see section 135-52. (Ord. No. 1-11-94, art. II, § 8, 1-11-1994)

Sec. 135-51. List of permitted uses in residential districts.

(a) The following table indicates where uses are permitted in residential districts. A permitted use is identified with a capital P. If there is a blank space under the district heading, then the use is prohibited in that district.

LIST OF PERMITTED USES IN RESIDENTIAL DISTRICTS

	<i>R-A</i>	<i>R-1</i>	<i>R-2</i>	<i>R-3</i>	<i>R-4</i>	<i>T-R</i>	<i>A-R</i>	<i>M-R</i>
Single-family	P	P	P	P	P	P	P	P
Two-family			P	P	P	P	P	P
Townhouse residential dwellings at a density not greater than 8 units per acre						P	P	P
Multi-family residential dwellings at a density not greater than 14 units per acre							P	P
Multi-family residential dwellings at a density not greater than 40 units per acre								P
Customary home occupations	P	P	P	P	P			
All agricultural pursuits	P							
Agricultural pursuits including field crop farming and forestry but excluding poultry houses, dairies, ranges and feedlots for the commercial sale of meat or eggs	P	P						
Noncommercial agricultural pursuits (gardens)	P	P	P	P	P	P	P	P

	<i>R-A</i>	<i>R-1</i>	<i>R-2</i>	<i>R-3</i>	<i>R-4</i>	<i>T-R</i>	<i>A-R</i>	<i>M-R</i>
Accessory buildings and uses customarily incidental to the permitted residential dwelling and accessory building and uses, including recreational activities	P	P	P	P	P	P	P	P
Mobile homes on individual lots	P	P			P			
Recreational activities and development related to and provided for adjacent residents	P	P	P	P	P	P	P	P
Community parks and open spaces operated by the parish	P	P	P	P	P	P	P	P

Note 3: Family cemeteries may be permitted in R-A zoning districts upon approval of the planning and zoning commission and pursuant to regulations adopted by the commission and the parish council.

Note: Section (d) above (under part R-A only) shall be 60 feet for lots three acres or larger.

(b) Resolved that the regulations for family cemeteries are hereby established and may be modified from time to time; maximum area of 50-feet by 50-feet; shall be located no closer than 100-feet to an adjacent property line; shall have a permanent servitude of access; area of cemetery shall be designed by an approved border of fencing, shrubs, tree lines, etc.; applicants desiring to establish family cemeteries shall be cautioned that resubdivision of their property shall be permitted only when the five-acre minimum area and the minimum setbacks are maintained; and since all cemeteries come under the jurisdiction of the state department of health and hospitals, all applicants shall comply with established state standards and requirements.

(Ord. No. 1-11-94, art. II, § 9, 1-11-1994; Ord. No. 1-10-95, 1-10-1995; Ord. No. 6-14-2005, 6-14-2005)

Sec. 135-52. List of lot and structure requirements in residential districts.

The following table indicates the lot and structure requirements in residential districts:

	<i>R-A</i>	<i>R-1</i>	<i>R-2</i>	<i>R-3</i>	<i>R-4</i>	<i>T-R</i>	<i>A-R</i>	<i>M-R</i>
Minimum lot area (linear feet):								
Single-family	40,000	30,000	10,000	7,500	10,000			
Two-family			14,000	10,000	14,000			
Multi-family						2 ac.		2 ac.
Not served by public water and sewer	40,000	40,000	30,000	30,000	30,000			
Maximum lot coverage by principal building and accessory structures (percentage)	20	30	50	50	50	50		50
Minimum lot frontage (feet):								
Arterial street	150	150	150	150	150	150		150
Collector street	125	120	120	120	120	120		120
*Note: Land Use Planning Commission may reduce minimum lot frontage of radial lots by one-third								
Minimum lot width at building line (feet)	150	100	75	75	75	100		100
Minimum front setback from street centerline (feet):								
Arterial street	125	115	110	105	110	125		125
Collector street	90	80	75	70	75	90		90
Minimum setback from rear property line	25	25	10	10	10	40		40
Minimum setback from side property line	10	10	10	10	10	40		40
Maximum building height	35	35	35	35	35	40		40

	<i>R-A</i>	<i>R-1</i>	<i>R-2</i>	<i>R-3</i>	<i>R-4</i>	<i>T-R</i>	<i>A-R</i>	<i>M-R</i>
Special requirements: a minimum amount of the site reserved for recreational area (percentage)						10		10

In R-A districts, to allow an exception for a reduced frontage requirement of a 30 feet frontage in cases approved as an exemption under section II(E) of the subdivision ordinance, where a parcel of two acres or more is to be subdivided to provide for one additional lot in the rear of the subject property, provided the size of the terminus lot is no less than 40,000 square feet not including the 30 feet access portion, and each resulting lot meets the minimum 40,000 square feet requirement.

(Ord. No. 1-11-94, art. II, § 10, 1-11-1994; Ord. No. 2-8-00, § 2, 2-8-2000)

Sec. 135-53. Single- and two-family residences.

Single- and two-family residences in a T-R, A-R, M-R, C-1, C-2, C-3, C-4, M-1, M-2 and P-1 districts shall comply with the requirements of R-3 districts.

(Ord. No. 1-11-94, art. II, § 11, 1-11-1994)

Sec. 135-54. Multi-family residences.

The minimum area required for a multi-family dwelling shall be two acres in a T-R district and four acres in A-R and M-R districts. If a smaller area is used, the property will automatically become zoned for R-3 requirements. Townhouse minimum lot size shall be determined by structure size and lot depth.

(Ord. No. 1-11-94, art. II, § 12, 1-11-1994)

Sec. 135-55. Multiple residential units on property owned in indivision.

(a) The number of principal structures intended for occupancy as a residence on property zoned as R-A or R-1 which is owned in indivision entirely by persons related by blood or marriage is limited as follows:

	<i>Maximum Number of Units</i>
Less than 80,000 square feet in area	1 structure
80,000 square feet to 10 acres	3 structures
10 acres to 25 acres	5 structures
More than 25 acres	7 structures

In no event shall the maximum density exceed 40,000 square feet per residential unit.

(b) The number of principal structures intended for occupancy as a residence on property zoned as R-2 or R-3 which is owned in indivision entirely by persons related by blood or marriage is limited as follows:

	<i>Maximum Number of Units</i>
Less than 60,000 square feet in area	1 structure
60,000 square feet to 10 acres	5 structures

In no event shall the maximum density exceed 30,000 square feet per residential unit. (Ord. No. 2-13-96, § 7, 2-13-1996; Ord. No. 4-9-96, § 7, 4-9-1996; Ord. No. 10-14-97, § 7, 10-14-1997)

Secs. 135-56—135-81. Reserved.

ARTICLE III. COMMERCIAL, INDUSTRIAL, PROFESSIONAL, SPECIAL DISTRICTS (C-1, C-2, C-3, C-4, M-1, M-2, P-1, S-1, PUD)

Sec. 135-82. Neighborhood Commercial District (C-1); purpose.

(a) This district is established to provide decentralized areas for the retail sales of goods and for personal services which provide the everyday necessities and conveniences of local residents. This district is intended to permit only those nonresidential commercial uses of land and structures which blend smoothly into the character of adjoining residential areas. This district is further intended to exclude all activities which generate perceptible light or noise or attract traffic from outside the immediate neighborhood.

(b) For information concerning permitted uses, see section 135-91. For information concerning lot and structure requirements, see section 135-92. (Ord. No. 1-11-94, art. III, § 1, 1-11-1994)

Sec. 135-83. General Commercial District (C-2); purpose.

(a) This district is established to provide for both highway commercial and planned commercial shopping or service centers. This district is intended to be utilized by those commercial uses which cater to community and regional shoppers as well as the traveling public. These commercial uses occupy relatively large sites and require access to major thoroughfares. It is intended that this district be located at major road intersections as provided by the land use planning commission's development plan.

(b) For information concerning permitted uses, see section 135-91. For information concerning lot and structure requirements, see section 135-92. (Ord. No. 1-11-94, art. III, § 2, 1-11-1994; Ord. No. 7-14-98, 7-14-1998)

Sec. 135-84. Highway Commercial District (C-3); purpose.

(a) This district is established to provide for both highway commercial and planned commercial shopping or service centers. This district is intended to be utilized by those commercial uses which cater to community and regional shoppers as well as the traveling public. These commercial uses occupy relatively large sites and require

access to major thoroughfares. It is intended that this district be located on major road intersections as provided by the planning and zoning commission's development plan.

(b) For information concerning permitted uses, see section 135-91. For information concerning lot and structure requirements, see section 135-92.
(Ord. No. 7-14-98, 7-14-1998)

Sec. 135-85. Heavy Commercial District (C-4); purpose.

(a) This district is established to provide areas for distribution, sales, service or storage activities involving goods or equipment requiring extensive indoor or outdoor spaces, large or specialized handling equipment or significant truck or rail transportation. These uses generate limited emissions and noise which make them incompatible with other commercial or residential uses.

(b) For information concerning permitted uses, see section 135-91. For information concerning lot and structure requirements, see section 135-92.
(Ord. No. 1-11-94, art. III, § 3, 1-11-1994; Ord. No. 7-14-98, 7-14-1998)

Sec. 135-86. Light Industrial District (M-1); purpose.

(a) This district is established to provide areas for industry in locations which are served by major transportational facilities and adequate utilities but are not feasible nor highly desirable for conventional industrial development because of proximity to residential, recreational, retail or related developments. This district will allow for smaller volume, secondary manufacturing, processing, fabrication, assembly, storage and related activities that do not create an undo nuisance or distraction to the surrounding area. The regulations of this district are intended to encourage development compatible with uses of residential property adjoining or surrounding the district with suitable open spaces, landscaping and parking area. See chapter 115.

(b) For information concerning permitted uses, see section 135-91. For information concerning lot and structure requirements, see section 135-92.
(Ord. No. 1-11-94, art. III, § 4, 1-11-1994)

Sec. 135-87. General Industrial District (M-2); purpose.

(a) This district is established to provide areas for manufacturing, assembling, fabricating, warehousing and related activities. These uses generate emissions and have adverse effects on surrounding properties and are not compatible with primary commercial, institutional and residential uses. See chapter 115.

(b) For information concerning permitted uses, see section 135-91. For information concerning lot and structure requirements, see section 135-92.
(Ord. No. 1-11-94, art. III, § 5, 1-11-1994)

Sec. 135-88. Professional District (P-1); purpose.

(a) This district is established to provide for the development of structures for professional services which do not generate large volumes of traffic, noise or other harmful effects on adjoining residential areas. It is intended that this district serve as a transition between more intensely developed commercial districts (C-1, C-2 and residential districts).

(b) For information concerning permitted uses, see section 135-91. For information concerning lot and structure requirements, see section 135-92.
(Ord. No. 1-11-94, art. III, § 6, 1-11-1994)

Sec. 135-89. Special District (S-1); purpose.

(a) This district is established to provide for the proper placement of private, semi-private and public uses which require special consideration because of their character, physical setting, size and/or relation to surrounding land uses. It is intended that uses such as churches, hospitals, schools, cemeteries, large scale private recreational facilities, mobile home parks, travel trailer parks and mobile home subdivisions, utility substations, excavation of natural resources and other similar uses would be located within this district.

(b) For information concerning permitted uses, see section 135-91. For information concerning lot and structure requirements, see section 135-92.

(c) For application procedures concerning the special and planned unit development districts, see article V of this chapter.
(Ord. No. 1-11-94, art. III, § 7, 1-11-1994)

Sec. 135-90. Planned Unit Development District (PUD); purpose.

(a) The intent of this section is to permit greater flexibility and consequently more creative and imaginative design for the development of residential, commercial and industrial areas than is generally possible under conventional land use planning regulations. It is further intended to promote more economical and efficient use of the land while providing a harmonious variety of housing choices, a higher level of amenities and preservation of natural qualities of open spaces. Within the planned unit development, a variety of housing types and land uses may be permitted in an orderly relationship to one another and to existing land uses, as well as with due regard to comprehensive planning within the parish. It is intended that this district be permitted only in areas where public water, sewer and other urban services are available.

(b) For information concerning permitted uses, see section 135-91. For information concerning lot and structure requirements, see section 135-92.

(c) For application procedures concerning the special and planned unit development districts, see article V of this chapter.
(Ord. No. 1-11-94, art. III, § 8, 1-11-1994)

Sec. 135-91. List of permitted uses in commercial, industrial, professional, special and planned unit development districts.

The following table indicates where uses are permitted in commercial, industrial, professional, special and planned unit development districts. A permitted use is identified with a capital P. If there is a blank space under the district heading, then the use is not permitted.

LIST OF PERMITTED USES IN COMMERCIAL, INDUSTRIAL, PROFESSIONAL, SPECIAL AND PLANNED UNIT DEVELOPMENT DISTRICTS

	C-1	C-2	C-3	C-4	M-1	M-2	P-1	S-1	PUD
Airports						P		P	
Alcohol and liquor establishment		P	P	P					P
Animal hospital and veterinarian establishments provided all animals shall be kept inside soundproof, air conditioned buildings		P	P	P					P
Auto and truck major repairs, including such services as repair, reconditioning, painting, body and fender work, upholstering and seat covering			P	P	P	P			
Auto and truck sales, rental and minor repair			P	P					
Auto service stations and centers		P	P	P					P

ZONING

§ 135-91

	C-1	C-2	C-3	C-4	M-1	M-2	P-1	S-1	PUD
Bank and financial institutions	P	P	P						P
Barber and beauty shops	P	P	P						P
Bed and breakfast	P							P	P
Bottle gas storage and distribution				P	P	P			
Branch banks	P	P	P						P
Cemeteries								P	
Churches, clubs and fraternal organizations			P					P	
Construction offices with equipment			P	P	P	P			
Convenience food and/or general merchandise stores		P	P						P
Convenience gas stations		P	P						P
Drive-in commercial businesses		P	P						P
Drive-in theatres				P					
Drug stores	P	P	P						P
Dry cleaning stations	P	P	P						P
Educational facilities								P	
Exterminating, fumigating, septic tank pumping, furnace cleaning, well drilling and like services				P	P	P			

	C-1	C-2	C-3	C-4	M-1	M-2	P-1	S-1	PUD
Florists, greenhouses, nurseries	P	P	P					P	P
Freight trucking terminals and heavy equipment repairs, services, loading and storage, including trucks and other movable equipment, self-motorized or not, trailers and accessory equipment				P	P	P			
Funeral establishments		P							P
Gift shops		P	P						P
Hospital, nursing home and other related inpatient public or private facilities			P					P	
Indoor amusement and entertainment facilities including, but not limited to bowling alleys, gaming devices, billiard parlors, theatres, health studios and similar indoor recreational and entertainment centers		P	P	P					P
Kennels								P	

ZONING

§ 135-91

	C-1	C-2	C-3	C-4	M-1	M-2	P-1	S-1	PUD
Light industrial operations including predominantly indoor industrial activities involving only those operations generating no significant particular or gaseous emission which could create harmful or unpleasant effects outside the immediate area of activity including operations such as assembly, binding, bottling, engraving, fabricating, freezing, optical goods, grinding, packaging, printing, processing, secondary manufacturing, research, storage or testing of previously manufactured components or previously prepared materials					P	P			
Manufacture, sale and service of electric and neon signs and advertising structure				P	P	P			

	C-1	C-2	C-3	C-4	M-1	M-2	P-1	S-1	PUD
Manufacturing use not in conflict with the provisions of this or any other resolutions of the parish or state or federal statutes; any such use found to be potentially noxious, dangerous or offensive to adjacent district or the general public shall be permitted only on the written approval of the parish land use planning commission and subject to such conditions or safeguards as may be required by said planning commission in the interest of public safety, health and welfare						P			
Meat processing and slaughtering plants								P	
Medical and dental clinics	P	P	P				P		P
Mini-warehouses		P	P	P	P	P			P
Mobile home and trailer sales			P	P					

ZONING

§ 135-91

	C-1	C-2	C-3	C-4	M-1	M-2	P-1	S-1	PUD
Mobile home parks								P	P
Mobile home subdivisions								P	
Mobile offices	P	P	P	P	P	P			P
Monument sales				P	P	P			
Motels, hotels and tourist homes		P	P						P
Offices for accountants, architects, dentists, doctors, engineers, insurance agents, lawyers, real estate agents and similar services	P	P	P				P		P
Outdoor amusement and entertainment facilities				P				P	
Outdoor storage lots and yards, including wrecking and salvage yards						P			
Outdoor storage lots and yards, excluding wrecking and salvage yards				P	P	P			
Post offices			P						
Printing, publishing, photo, data processing and communication studios		P	P	P					
Public and private schools			P					P	

	C-1	C-2	C-3	C-4	M-1	M-2	P-1	S-1	PUD
Public utilities including equipment and supply storage					P	P			
Public utility stations and public services				P	P	P		P	
Quarrying and the excavation of other natural resources								P	
Racetracks including auto, motorcycle, horses, etc.								P	
Railroads and railroad siding				P	P	P			
Recreational facilities, public or private that are regional by nature								P	
Recycling centers					P	P			
Recycling collection centers	P	P	P	P	P	P		P	P
Restaurants	P	P	P	P					P
Retail stores for household and office supplies and furnishings		P	P	P					P
Sales and service of physician/surgeon, barber/beauty, and hotel, restaurant/food service supplies and equipment				P		P			

ZONING

§ 135-91

	C-1	C-2	C-3	C-4	M-1	M-2	P-1	S-1	PUD
Sales and storage of lumber, metal and building electrical, heating, plumbing, welding and similar contractors and industrial supplies				P		P			
Sanitary landfills								P	
Self service laundries	P	P	P						P
Shopping centers and malls		P	P						P
Signs, on-site use advertising in accordance with section	P	P	P	P	P	P	P	P	P
Signs, off-site signs including billboards, panels and other advertising signs in accordance with section		P	P	P	P	P			P
Single-family and two-family	P	P	P	P	P	P	P		P
Travel trailer parks			P					P	
Truck stops, including en route servicing and minor repairs but excluding truck terminals and their storage warehouse			P	P		P			
Utility and telephone towers								P	

C-1	C-2	C-3	C-4	M-1	M-2	P-1	S-1	PUD
Wholesale trade and warehousing of goods sold at retail by uses within commercial districts but excluding distributors, sales and storage of hides, skins, furs, livestock, live poultry or other odor-producing animal products, but including raw materials such as timber, sand and gravel, oil and gas and other natural resource products								

(Ord. No. 1-11-94, art. III, § 9, 1-11-1994; Ord. No. 12-9-1997, 12-9-1997; Ord. No. 7-14-98, § 2, 7-14-1998; Ord. No. 2015-02-9-3, § 1, 2-11-2015)

Sec. 135-92. List of lot and structure requirements in commercial, industrial, special, planned unit development districts.

The following table indicates the lot and structure requirements in commercial, industrial, special and planned unit development districts:

	<i>C-1</i>	<i>C-2</i>	<i>C-3</i>	<i>C-4</i>	<i>M-1</i>	<i>M-2</i>	<i>P-1</i>	<i>S-1</i>	<i>PUD</i>
Minimum lot area (square feet) or area	15,000	20,000	20,000	20,000	1 ac.	2 ac.	7,500	20,000	4 ac.
Maximum lot coverage by principal building and accessory structures (percentage)	50	50	50	50	50	50	50	50	
Minimum lot frontage (feet)	100	100	100	100	100	150	75	100	
Minimum front setback from street centerline:	75	75	75	75	75	75	75	75	
Arterial street	125	125	125	125	125	125	125	125	
Collector street	90	90	90	90	90	90	90	90	
Minimum setback from rear property line	20	20	20	20	20	20	20	20	
Minimum setback from side property line	20	20	20	30	30	40	10	20	
Maximum building height	50	50	50	50	50	100	35	35	
Special requirements:									
Gasoline pumps setback	30	30	30						

All uses of a business nature shall be conducted only between the hours of 7:00 a.m. and 11:00 p.m. in the C-1 district.

Any outside storage is prohibited in the C-1 district.

(Ord. No. 1-11-94, art. III, § 10, 1-11-1994; Ord. No. 7-14-98, § 2, 7-14-1998)

Secs. 135-93—135-112. Reserved.