

30-45.6 HEIGHT REQUIREMENTS: No building or structure shall exceed three (3) stories or fifty-five (55) feet in height, except for those structures within five hundred (500) feet of the Sunnyridge Subdivision which shall not exceed one (1) story or twenty (20) feet in height.

30-45.7 LOT AREA REQUIREMENTS:

30-45.7.1: The total area occupied by any building or storage area shall not cover more than seventy (70%) percent of the lot or tract on which same is erected or maintained.

30-45.7.2: There shall be no open storage of any products or inventory, except as permitted pursuant to Section 30-17.5.2.

30-45.7.3: The property covered under this section shall not be subdivided into more than fifty (50) lots total. Said lots may be broken down as follows:

Ten (10) lots of one-half (1/2) to one (1) acre each.

Ten (10) lots of one (1) or two (2) acres each.

Thirty (30) lots of two (2) acres or more.

30-45.7.4: Minimum lot frontage for lots proposed shall be one hundred (100) feet and a minimum depth of one hundred fifty (150) feet. Irregular shaped lots may deviate from these requirements provided the intent of this section shall be satisfied.

30-45.8 YARD SETBACK REQUIREMENTS FOR STRUCTURES OTHER THAN SIGNS:

30-45.8.1: Front Yard. No structure or part of a structure shall be erected within thirty (30) feet of any public or private roadway right-of-way line.

30-45.8.2: Side Yard. No structure or part of a structure shall be erected within twenty (20) feet of a side lot line or within one hundred (100) feet of a side lot line which adjoins a residential area.

30-45.8.3: Rear Yard. No structure or part of a structure shall be erected within twenty-five (25) feet of a rear lot line or within one hundred (100) feet of a rear lot line adjoining a residential area.

30-45.8.4: No structures or part of a structure shall be erected within one hundred (100) feet of any residential property.

30-45.8.5: No structures or part of a structure shall be erected within three hundred (300) feet of the Sunnyridge Subdivision unless Sec. 30-45.8.4 above is more restrictive.

30-45.8.6: A minimum of fifty (50) feet of the above buffer zones shall be planted with shade trees having a minimum diameter of six (6) inches at their base and spaced no more than twenty-five (25) feet apart. These trees shall be of the species listed in Sec. 23-121 of this Code. With regard to the area of property bordering residential property located in the city along the north property line of the area, the buffer zone requirement shall be as described above, but with the inclusion of an earthen berm fifteen (15) feet in height, with provisions for the natural flow of storm water, and with the option of providing comparably sized evergreen trees at suitable spacing subject to the specific approval of the Council after review of a landscape drawing adequately describing the proposed buffer. The buffer shall be continuous along this property line, unless the Council chooses to allow piecemeal development of the area.

30-45.9 OFF-STREET PARKING AND LOADING REQUIREMENTS: Off-street parking and loading requirements shall be in accordance with Sec. 30-70.11.

30-45.10 SIGNS AND ADVERTISING DEVICES: Specific sign regulations for this planned business park subdistrict