

CHAPTER 11 MIXED BUSINESS DISTRICT (MB)

SECTION 11.10 INTENT

A. INTENT

This zoning district is intended for a variety of commercial, office, service, and light industrial uses, such as commercial service providers, contractors, light manufacturing, restaurants, vehicle service stations, convenience retail stores, and other service uses that primarily cater to individuals traveling by car or that serve as employment centers. Further, this zoning district is intended for a range of smaller businesses and those supporting larger industrial operations. Characteristics of uses and land in MB may include daytime, evening, and late-night operations, commercial buildings, warehouse buildings, office buildings, and outdoor storage areas.



B. PURPOSE

This section includes the dimensional requirements for lots and the requirements for the location and size of principal and accessory buildings and structures.

SECTION 11.20 REQUIREMENTS

A. LAND USE

See Chapter 15 for all land use regulations and requirements. Further restrictions may apply.

B. BUILDING REQUIREMENTS

See Chapter 16 for all building requirements.

C. DIMENSIONAL REQUIREMENTS: ALL BUILDINGS

1. **Lots.** All lots shall meet the minimum area, dimensional, and width requirements of Table 11.20 C. Lots shall not be created or changed in size or dimension except in conformance with these requirements.
2. **Buildings.** All placement of buildings shall conform to the minimum dimensional and sizing requirements listed in Table 11.20 C.
3. **Accessory Buildings.** See Section 18.20.

TABLE 11.20 C: MB DISTRICT DIMENSIONAL REQUIREMENTS		
Lot Requirements		
Min. Lot Area (see Section 3.30 D)		1 acre
Min. Lot Width (see Section 3.30 D)		150 ft.
All Buildings		
Max. Building and Structure Height	Height (see Section 3.20 A & C)	35 ft.
	Stories (see Section 3.20 B)	2.5 stories
Min. Setbacks (see Section 3.40)	Front	50 ft.
	Street Side	50 ft.
	Side adjacent to a non-residential district	15 ft.
	Side adjacent to a residential district	50 ft.
	Rear adjacent to a non-residential district	25 ft.
	Rear adjacent to a residential district	50 ft.