

Sec. 732-208. C-7 High Intensity Commercial District.

Statement of purpose: The C-7 District is designed to provide specific areas for retail commercial uses which have unusually incompatible features relative to other commercial uses such as major outdoor storage or display of sizeable merchandise and the outdoor parking and storage of trucks, materials or equipment essential to the operation of these uses. Because of the character and intensity of these uses, this district should be appropriately located on major commercial arterial thoroughfares but not in close association with those commercial activities involving shopping goods, professional services, restaurants, food merchandising, and the like. Due to the intensity of uses, location of this district adjacent to protected districts should be avoided.

(a) Permitted C-7 uses. Permitted uses in the C-7 District shall conform to the general commercial district regulations and performance of section 732-200 and the C-7 District development standards of section 732-208(b). The following uses shall be permitted in the C-7 District:

(1) Any use permitted in the C-1, C-2, C-3, C-3C, C-4, C-5 or C-6 districts (except convalescent or nursing home, day care center).

(2) Automotive-related uses, including:

- Automobile:
 - Boat dealers
 - Farm equipment
 - Recreational vehicle (including mobile home, motor home and popup camper):
 - ◇ Dealers
 - ◇ Rental
 - ◇ Repair shop
- Rust proofing:
 - ◇ Truck, bus or other automotive
 - ◇ Trailer, truck or bus rental
- Truck or bus:
 - ◇ Dealers (of any load capacity)
 - ◇ Rental/leasing
 - ◇ Stops
 - ◇ Storage
 - ◇ Washes, automobile, bus or truck

(3) Business and personal services, including:

- Auctioneering services
- Blueprinting
- Detective or armored car service
- Equipment rental: Heavy or construction
- Job printing
- Laundry, cleaning and garment services, including:
 - ◇ Carpet or upholstery
 - ◇ Dry cleaning plant
 - ◇ Industrial launderers
 - ◇ Linen supply
- Liquidators of merchandise
- Locker rental
- Meter readers (remote)
- Mini-warehouses
- Rug cleaning or repair service
- Swimming pool cleaning or maintenance
- Water softener service

(4) Commercial amusement/recreational establishments, including:

- Slot car racetracks

- (5) Repair services, any type.
- (6) Retail-type uses, including:
 - Farm equipment sales or service
 - Firearm/gun sales
 - Fireworks sales
 - Glass fabrication/installation
 - Ice dealers
 - Mobile home dealer
 - Model home, garage, outbuilding sales (including barns, sheds)
 - Swimming pool installation
- (7) Temporary seasonal retail sales uses, subject to the provisions of section 732-214(f).
- (8) Other uses similar and comparable in character to the above permitted uses.
- (9) Accessory uses and structures, subordinate, appropriate and incidental to the above permitted primary uses, including supportive services directly related to and located in the same building with the primary use, shall be subject to the requirements of section 732-208(b)(1)l.
- (10) Temporary structures, including fences, walls, buildings, barricades and similar temporary structures incidental and necessary to the development of land during construction shall be subject to the requirements of section 732-214(e).

(b) C-7 development standards.

(1) Use.

- a. Merchandise and products for sale; storage of materials, products, machinery and equipment; and operations incidental to the primary use may be located outdoors. Provided, however, **outdoor storage and operations within five hundred (500) feet of a protected district** boundary shall be effectively screened by a solid fence or wall. The height of such fence or wall shall be at least six (6) feet and shall not exceed ten (10) feet. Such fence shall be surrounded by shrubbery or hedges as required by section 732-214(g). The storage of materials or products within the enclosure shall not exceed the height of the fence.
- b. The **outdoor display** of boats, cemetery monuments, tombstones, mobile homes, recreational vehicles, trucks, and merchandise or products with similar and comparable characteristics offered for sale shall be permitted, provided:
 - 1. Any major repair and service shall be conducted within enclosed buildings; and
 - 2. Outdoor display of products for sale shall be located not less than twenty (20) feet from the proposed right-of-way line and shall not be located in any required yards, parking areas or loading areas; provided also that this twenty-foot wide strip of the required front yard, paralleling and measured from the right-of-way line, and extending the full length thereof (except for walks and driveways) shall be landscaped in grass, shrubbery, trees and a solid hedge, or in combination with other suitable ground cover materials, in accordance with section 732-214(g); and
 - 3. Bumper or wheel guards shall be provided along the perimeter of any vehicular display area; and
 - 4. Display areas shall be of concrete, asphaltic pavement, brick, flagstone or comparable material and shall be maintained in good condition; and

5. Outdoor displays shall be maintained in an orderly manner.

c. **Any lighting used to illuminate any outdoor areas** where any service or activity is conducted shall comply with the requirements of section 732-211(h).

Further, it shall be prohibited to:

1. Light an area by the use of stringers or unshielded incandescent lamps in which the entire lamp envelope is designed to function as a light emitter; and
2. Make use of attention attracting lighting from any apparatus of any type similar to that used by emergency vehicles.

d. **Trash containers** shall be permitted, provided the container(s) exceeding six (6) cubic feet shall:

1. Be completely screened on at least three (3) sides within a solid-walled or fenced stall not less than six (6) feet in height. The open side of the stall, if applicable, shall not face any protected district, nor shall it be viewed from any street frontage; and
2. Be located behind the established front building line; and
3. Not be located within a required yard or required transitional yard; and

e. **Recycling containers** shall be permitted, subject to the requirements of section 732-214(d) (requirements for recycling containers).

f. Vending machines shall be permitted, provided the machine(s) shall:

1. Be located within a building; or
2. Be located on the exterior of a building abutting its exterior wall; and
3. Not be located within a required yard or required transitional yard; and

g. **Taverns, package liquor stores, night club establishments, and such establishments where alcoholic beverages** may be carried out (except drug stores or grocery stores) shall:

1. Provide adequate outdoor convenience trash containers; and
2. Erect and maintain a decorative fence or wall along the perimeter of any outdoor seating area; and
3. Not be located within one hundred (100) feet, measured in any direction, of a protected district. The measurement shall be taken from the exterior of the building (or the tenant bay of the establishment if the use is in an integrated center), to the zoning boundary of the protected district except when such establishment is separated from such protected district by an intervening street (see section 732-217, Diagram J); and
4. Not be located within five hundred (500) feet, measured in any direction, of any commercial amusement/recreation establishment which caters to, or markets itself predominantly to, persons under twenty-one (21) years of age. The measurement shall be taken from the exterior of the building (or the tenant bay of the establishment if the use is in an integrated center), to the property line of the subject commercial amusement/recreation establishment.

h. **Fast food or drive-through restaurants**, and such establishments where food may be carried out shall:

1. Provide adequate outdoor convenience trash containers; and
2. Erect and maintain a decorative fence or wall along the perimeter of any outdoor seating area; and
3. Not be located within one hundred (100) feet, measured in any direction, of a protected district. The measurement shall be taken from the exterior of the building (or the tenant bay of the establishment if the use is in an integrated center), to the zoning boundary of the protected district except when such establishment is separated from such protected district by an intervening street (see section 732-217, Diagram J).

i. Any commercial amusement/recreation establishment which caters to, or markets itself predominantly to, persons under twenty-one (21) years of age shall not be located within five hundred (500) feet, measured in any direction, of any:

1. Substance abuse treatment facility;
2. Tavern, package liquor store, night club establishment, or such establishment where alcoholic beverages may be carried out (except drug stores or grocery stores).

The measurement shall be taken from the exterior of the building (or the tenant bay of the establishment if the use is in an integrated center), to the property line of the subject substance abuse treatment facility, tavern, package liquor store, night club, or establishment where alcoholic beverages may be carried out.

j. Gasoline service stations, convenience markets, service centers or facility functions, service operation and sales shall be subject to the following regulations:

1. Gasoline service stations, convenience markets, service centers or functions, service operation and sales shall not include the following: any outdoor operations (other than the dispensing or installation of gasoline, oil, antifreeze and other similar products and the performance of minor services for customers as related to such dispensing or installation).
2. The exterior display, sale or storage of antifreeze, batteries, tires, oil, and other merchandise or products is permitted, provided, however, that the provisions of section 732-208(b)(1)a. and b. are maintained.
3. Any display, sale or rental of motor vehicles or trailers conducted in association with a service station shall be located in a specific area, not located in or in any way conflicting or interfering with pedestrian walks, off-street parking areas, driveways, required yards, required transitional yards, or public rights-of-way.
4. There shall be no exterior displays which restrict traffic visibility in any way or which impede the movement of any vehicles on the service station or center driveways or public rights-of-way, or located in or in any way conflicting or interfering with walks, off-street parking areas or required landscaping yards. All exterior displays shall be maintained in an orderly manner.
5. Any major servicing or motor or body repair work shall be conducted within an enclosed structure.

k. Car wash establishments shall:

1. Be subject to the requirements of section 732-213, drive-through off-street stacking space regulations; and

2. Not conduct any drying, cleaning, polishing, dispensing of gasoline or other comparable operation within any required yard or required transitional yard; and
3. Not be located within one hundred (100) feet, measured in any direction, of a protected district. The measurement shall be taken from the exterior of the building (or the tenant bay of the establishment if the use is in an integrated center), to the zoning boundary of the protected district except when such establishment is separated from such protected district by an intervening street (see section 732-217, Diagram J); and
4. Have exit drives that are a minimum of one hundred (100) feet in length, measured from the vehicle exit of the car wash establishment to the pavement edge of the street.
5. The surface and drainage treatment at the exit drive shall be designed so that no water accumulates on the surface or onto the public right-of-way as a result of the car wash operations.

i. Substance abuse treatment facilities shall:

1. Not be located within five hundred (500) feet, measured in any direction, of a protected district. The measurement shall be taken from the exterior of the building (or the tenant bay of the establishment if the use is in an integrated center), to the zoning boundary of the protected district (see section 732-217, Diagram J); and
2. Not be located within five hundred (500) feet, measured in any direction, of any commercial amusement/recreation establishment which caters to, or markets itself predominantly to, persons under twenty-one (21) years of age. The measurement shall be taken from the exterior of the building (or the tenant bay of the establishment if the use is in an integrated center), to the property line of the subject commercial amusement/recreation establishment.

m. Accessory uses or structures shall:

1. Have a total gross floor area which does not exceed fifty (50) percent of the total gross floor area of the primary uses or structures; and
2. Not erect or maintain exterior signs announcing the accessory uses or structures.

(2) Required minimum street frontage. Each lot or integrated center shall have at least fifty (50) feet of frontage on a street right-of-way (unless subject to section 732-200(a)(6), lot frontage exception), and shall gain access from such street frontage.

(3) Required minimum front yards, minimum front setback. The setback requirements of section 732-214(a) shall be provided along all street right-of-way lines, unless subject to the established setback provisions of section 732-200(a)(3)b. or c.

(4) Required minimum side yards, minimum side setback. A side setback and landscaped side yard of not less than ten (10) feet in depth, measured from and paralleling the lot line, shall be provided unless subject to the additional transitional yard requirements of section 732-208(b)(6) or (8).

(5) Required minimum rear yards, minimum rear setback. A rear setback and landscaped rear yard of not less than ten (10) feet in depth, measured from and paralleling the lot line, shall be provided unless subject to the additional transitional yard requirements of section 732-208(b)(6) or (8).

(6) Required transitional yards, minimum setbacks. Minimum front, side and rear transitional yards and setbacks. Yards fronting upon or abutting a protected district are subject to the requirements of section 732-208(b)(7) or (8) in addition to the following requirements:

- a. Where a front yard abuts a street on the opposite side of which is a protected district, a minimum required front transitional yard and setback of not less than twenty (20) feet in depth, measured from and paralleling the proposed right-of-way line of the street, shall be provided unless subject to the regulations of section 732-200(a)(3)b. or c. or section 732-214(a). In the case where a proposed right-of-way does not exist or the existing right-of-way is greater, the existing right-of-way line shall be used for the setback measurement.
- b. Where a side or rear lot line abuts a lot line in an adjacent protected district, a required side or rear transitional yard and setback of not less than forty (40) feet in depth, measured from and paralleling the lot line, shall be provided along such side or rear lot line.

Exceptions:

1. Where a dedicated alley separates such side or rear lot line from the protected district, such required side or rear transitional yard and setback shall be not less than twenty (20) feet.
2. Where the ground area required for required transitional yards exceeds twenty (20) percent of the lot area, the width of the side or rear transitional yards may be reduced by one-half (1/2), but to not less individually than six-foot planting areas, provided a six-foot opaque wooden fence or solid wall is erected.
3. The transitional yard requirements of section 732-208(b)(6) shall not apply in those instances where commercial or industrial use, legally established by permanent variance or lawful nonconforming use, exists upon such adjoining property or abutting frontage property, although zoned as a protected district.

(7) Use of required yards and required transitional yards. All required yards and required transitional yards shall be landscaped with grass, and shrubbery, trees or hedge, or in combination with other suitable ground cover materials, subject to the requirements of section 732-214(g), and shall remain as open space free from structures except where expressly permitted by this chapter:

a. Required front yards:

1. May include pedestrian walks, driveways, flag poles, fences, screening walls and similar appurtenant structures; and
2. May include driveways, provided they are not located within forty (40) feet of a side lot line abutting a protected district; and
3. Shall not include parking areas or interior access drives, unless subject to the provisions of section 732-214(a).

b. Required side and rear yards:

1. May include pedestrian walks, interior access driveways, flag poles, fences, screening walls and similar appurtenant structures; and
2. Shall not include parking areas and interior access drives.

c. Required front, side or rear transitional yards:

1. May include pedestrian walks, driveways, interior access driveways, flag poles, fences, screening walls and similar appurtenant structures; and
2. Shall not include parking areas, interior access drives, or outdoor display or storage areas, unless subject to the provisions of section 732-214(a).

(8) Maximum height of buildings and structures. Thirty-five (35) feet, subject to the exceptions noted in section 732-200(a)(5). Provided, however:

- a. Along any required front, side or rear transitional yard, as specified in section 732-208(b)(6), the minimum required setback for that portion of the building exceeding eighteen (18) feet shall be increased by one (1) foot for each one (1) foot, or part thereof, of building or structural height above eighteen (18) feet (see section 732-217, Diagram I).
- b. The height of signs and sign structures shall comply with Chapter 734 of this Code.

(9) Signs. Signs and sign structures shall comply with Chapter 734 of this Code. Additional regulations specific to adult entertainment businesses are found in section 732-216.

(10) Off-street parking. Off-street parking facilities shall be provided in accordance with the off-street parking regulations of section 732-211.

(11) Off-street loading. Off-street loading facilities shall be provided in accordance with the off-street loading regulations of section 732-212.

(12) Drive-through off-street stacking space requirements. Off-street stacking spaces shall be provided in accordance with the drive-through or drive-in stacking space regulations of section 732-213.

(13) Additional developments requirements. Site and landscape plans, street requirements, recycling containers, temporary use structures or buildings, temporary seasonal retail sales uses, or screening, landscaping and grounds maintenance, shall be in accordance with section 732-214.

(14) Special regulations, adult entertainment business. In addition to the requirements of this section, adult entertainment businesses shall be in accordance with section 732-216, special regulations - adult entertainment business.

Sec. 732-209. C-ID Commercial-Industrial District.

Statement of purpose: The C-ID District is designed to accommodate the commercial/industrial type of land uses which by the nature of operation or appearance are more compatible with industrial than retail commercial activities. These uses generally are not visited by customers, but rather involve service operations from headquarters with some on-site fabrication of parts and, in some cases, substantial open air storage of large service vehicles, raw materials or finished products. Because of the character and intensity of these uses, this district should be appropriately located in close association with high intensity commercial uses or industrial uses and should never be located adjacent to protected districts.

(a) Permitted C-ID uses. Permitted uses in the C-ID District shall conform to the general commercial district regulations and performance of section 732-200 and the C-ID District development standards of section 732-209(b). The following uses shall be permitted in the C-ID District:

- (1) Auctioneering service.
- (2) Automobile storage.
- (3) Automobile (car) wash, subject to the provisions of section 732-209(b)(1).
- (4) Boat dealer.
- (5) Building materials.
- (6) Bus or truck:
 - Maintenance garage
 - Rustproofing
 - Washes
- (7) Convenience market, subject to the provisions of section 732-209(b)(1).
- (8) Crating and packaging service.
- (9) Contractors, including:
 - Air conditioner
 - Awning
 - Building/construction
 - Carpentry work
 - Concrete
 - Decorating
 - Electrical
 - Excavation
 - Extermination/disinfection
 - Fence
 - Flooring
 - Heating
 - Home remodeling
 - Landscaping (wholesale or retail)
 - Masonry/stonework/tile/setting
 - Painting
 - Pest control
 - Plastering/drywall (installation)
 - Plumbing
 - Pool (installation)
 - Roofing
 - Septic system
 - Sheet metal
 - Siding
 - Sign
 - Storm door
 - Water softener service
 - Window
 - Demolition
- (10) Distributor.
- (11) Equipment rental or sales:
 - Heavy/construction
 - Light Tool
- (12) Farm equipment, new or used; sales or service.

- (13) Fireworks display service.
- (14) Fuel dealers (other than gasoline service station or convenience market).
- (15) Gasoline service station, subject to the provisions of section 732-209(b)(1).
- (16) Industrial laundry or dry cleaning plant.
- (17) Linen supply.
- (18) Mini-warehouse.
- (19) Photofinishing laboratory.
- (20) Recreational vehicle dealer (sales or rental, including mobile home and popup camper).
- (21) Repair service (any type).
- (22) Storage and transfer establishments.
- (23) Taxidermy.
- (24) Temporary seasonal retail sales, subject to the provisions of section 732-214(f).
- (25) Upholstery.
- (26) Warehouse.
- (27) Wholesaler.
- (28) Other uses similar and comparable in character to the above permitted uses.
- (29) Accessory uses and structures, subordinate, appropriate and incidental to the above permitted primary uses including supportive services directly related to and located in the same building with the primary use, shall be subject to the requirements of section 732-209(b)(1)i.
- (30) Temporary structures, including fences, walls, buildings, barricades and similar temporary structures incidental and necessary to the development of land during construction shall be subject to the requirements of section 732-214(e).

(b) C-ID development standards.

(1) Use.

- a. Merchandise and products for sale; storage of materials, products, machinery and equipment; and operations incidental to the primary use may be located outdoors. Provided, however, outdoor storage and operations shall be effectively screened from public view by a solid fence or wall not less than six (6) feet in height constructed on or behind the front building setback line.

Further provided, however, **all storage of materials or products within five hundred (500) feet of a protected district** boundary shall be effectively screened by a solid fence or wall. The height of such fence or wall shall be at least six (6) feet and shall be surrounded by shrubbery, trees or hedge subject to the requirements of section 732-214(g). The storage of materials or products within the enclosure shall not exceed the height of the fence.

In addition, in no case shall the total area of outside operations and storage exceed fifty (50) percent of the total gross floor area of enclosed structures and buildings.

- b. Any **major repair and service** shall be conducted within enclosed buildings.

c. Any **lighting used to illuminate any outdoor areas** where any service or activity is conducted shall comply with the requirements of section 732-211(h). Further, it shall be prohibited to:

1. Light an area by the use of stringers or unshielded incandescent lamps in which the entire lamp envelope is designed to function as a light emitter; or
2. Make use of attention attracting lighting from any apparatus of any type similar to that used by emergency vehicles.

d. **Trash containers** shall be permitted, provided the container(s) exceeding six (6) cubic feet shall:

1. Be completely screened on at least three (3) sides within a solid-walled or fenced stall not less than six (6) feet in height. The open side of the stall, if applicable, shall not face any protected district, nor shall it be viewed from any street frontage; and
2. Be located behind the established front building line; and
3. Not be located within a required yard or required transitional yard; and

e. **Recycling containers** shall be permitted, subject to the requirements of section 732-214(d) (requirements for recycling containers).

f. **Vending machines** shall be permitted, provided the machine(s) shall:

1. Be located within a building; or
2. Be located on the exterior of a building abutting its exterior wall; and
3. Not be located within a required yard or required transitional yard; and

g. **Gasoline service stations, convenience markets, service centers or facility functions, service operation and sales** shall be subject to the following regulations:

1. Gasoline service stations, convenience markets, service centers or functions, service operation and sales shall not include the following: any outdoor operations (other than the dispensing or installation of gasoline, oil, antifreeze and other similar products and the performance of minor services for customers as related to such dispensing or installation).
2. The exterior display, sale or storage of antifreeze, batteries, tires, oil, and other merchandise or products is permitted, provided, however, that the provisions of section 732-209(b)(1)a. and b. are maintained.
3. Any display, sale or rental of motor vehicles or trailers conducted in association with a service station shall be located in a specific area, not located in or in any way conflicting or interfering with pedestrian walks, off-street parking areas, driveways, required yards, required transitional yards, or public rights-of-way.
4. There shall be no exterior displays which restrict traffic visibility in any way or which impede the movement of any vehicles on the service station or center driveways or public rights-of-way, or located in or in any way conflicting or interfering with walks, off-street parking areas or required landscaping yards. All exterior displays shall be maintained in an orderly manner.
5. Any major servicing or motor or body repair work shall be conducted within an enclosed structure.

h. Car wash establishments shall:

1. Be subject to the requirements of section 732-213, drive-through off-street stacking space regulations; and
2. Not conduct any drying, cleaning, polishing, dispensing of gasoline or other comparable operation within any required yard or required transitional yard; and
3. Not be located within one hundred (100) feet, measured in any direction, of a protected district. The measurement shall be taken from the exterior of the building (or the tenant bay of the establishment if the use is in an integrated center), to the zoning boundary of the protected district except when such establishment is separated from such protected district by an intervening street (see section 732-217, Diagram J); and
4. Have exit drives that are a minimum of one hundred (100) feet in length, measured from the vehicle exit of the car wash establishment to the pavement edge of the street.
5. The surface and drainage treatment at the exit drive shall be designed so that no water accumulates on the surface or onto the public right-of-way as a result of the car wash operations.

i. Accessory uses or structures shall:

1. Have a total gross floor area which does not exceed fifty (50) percent of the total gross floor area of the primary uses or structures; and
2. Not erect or maintain exterior signs announcing the accessory uses or structures.

(2) Required minimum street frontage. Each lot or integrated center shall have at least fifty (50) feet of frontage on a street right-of-way (unless subject to section 732-200(a)(6), lot frontage exception), and shall gain access from such street frontage.

(3) Required minimum front yards, minimum front setback. The setback requirements of section 732-214(a) shall be provided along all street right-of-way lines, unless subject to the established setback provisions of section 732-200(a)(3)b. or c.

(4) Required minimum side yards, minimum side setback. A side setback and landscaped side yard of not less than ten (10) feet in depth, measured from and paralleling the lot line, shall be provided unless subject to the additional transitional yard requirements of section 732-209(b)(6) or (8).

(5) Required minimum rear yards, minimum rear setback. A rear setback and landscaped rear yard of not less than ten (10) feet in depth, measured from and paralleling the lot line, shall be provided unless subject to the additional transitional yard requirements of section 732-209(b)(6) or (8).

(6) Required transitional yards, minimum setbacks. Minimum front, side and rear transitional yards and setbacks. Yards fronting upon or abutting a protected district are subject to the requirements of section 732-209(b)(7) or (8) in addition to the following requirements:

- a. Where a front yard abuts a street on the opposite side of which is a protected district, a minimum required front transitional yard and setback of not less than twenty (20) feet in depth, measured from and paralleling the proposed right-of-way line of the street, shall be provided unless subject to the regulations of section 732-200(a)(3)b. or c. or section 732-214(a). In the case where a proposed right-of-way

does not exist or the existing right-of-way is greater, the existing right-of-way line shall be used for the setback measurement.

- b. Where a side or rear lot line abuts a lot line in an adjacent protected district, a required side or rear transitional yard and setback of not less than forty (40) feet in depth, measured from and paralleling the lot line, shall be provided along such side or rear lot line.

Exceptions:

1. Where a dedicated alley separates such side or rear lot line from the protected district, such required side or rear transitional yard and setback shall be not less than twenty (20) feet.
2. Where the ground area required for required transitional yards exceeds twenty (20) percent of the lot area, the width of the side or rear transitional yards may be reduced by one-half (1/2), but to not less individually than six-foot planting areas, provided a six-foot opaque wooden fence or solid wall is erected.
3. The transitional yard requirements of section 732-209(b)(6) shall not apply in those instances where commercial or industrial use, legally established by permanent variance or lawful nonconforming use, exists upon such adjoining property or abutting frontage property, although zoned as a protected district.

(7) Use of required yards and required transitional yards. All required yards and required transitional yards shall be landscaped with grass, and shrubbery, trees or hedge, or in combination with other suitable ground cover materials, subject to the requirements of section 732-214(g), and shall remain as open space free from structures except where expressly permitted by this chapter:

a. Required front yards:

1. May include pedestrian walks, driveways, flag poles, fences, screening walls and similar appurtenant structures; and
2. May include driveways, provided they are not located within forty (40) feet of a side lot line abutting a protected district; and
3. Shall not include parking areas or interior access drives, unless subject to the provisions of section 732-214(a).

b. Required side and rear yards:

1. May include pedestrian walks, interior access driveways, flag poles, fences, screening walls and similar appurtenant structures; and
2. Shall not include parking areas and interior access drives.

c. Required front, side or rear transitional yards:

1. May include pedestrian walks, driveways, interior access driveways, flag poles, fences, screening walls and similar appurtenant structures; and
2. Shall not include parking areas, interior access drives, or outdoor display or storage areas, unless subject to the provisions of section 732-214(a).

(8) Maximum height of buildings and structures. Thirty-five (35) feet, subject to the exceptions noted in section 732-200(a)(5). Provided, however:

- a. Along any required front, side or rear transitional yard, as specified in section 732-209(b)(6), the minimum required setback for that portion of the building exceeding eighteen (18) feet shall be increased by one (1) foot for each one (1) foot, or part thereof, of building or structural height above eighteen (18) feet (see section 732-217, Diagram I).
- b. The height of signs and sign structures shall comply with Chapter 734 of this Code.

(9) Signs. Signs and sign structures shall comply with Chapter 734 of this Code. Additional regulations specific to adult entertainment businesses are found in section 732-216.

(10) Off-street parking. Off-street parking facilities shall be provided in accordance with the off-street parking regulations of section 732-211.

(11) Off-street loading. Off-street loading facilities shall be provided in accordance with the off-street loading regulations of section 732-212.

(12) Drive-through off-street stacking space requirements. Off-street stacking spaces shall be provided in accordance with the drive-through or drive-in stacking space regulations of section 732-213.

(13) Additional development requirements. Site and landscape plans, street requirements, recycling containers, temporary use structures or buildings, temporary seasonal retail sales uses, or screening, landscaping and grounds maintenance, shall be in accordance with section 732-214.

(14) Special regulations, adult entertainment business. In addition to the requirements of this section, adult entertainment businesses shall be in accordance with section 732-216, special regulations - adult entertainment business.

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