

## **Section 040-030      Standards**

1. Lot Area: In a Business zone, except as otherwise noted in this Chapter, there is no minimum lot area requirement.
2. Minimum Yard Setbacks and Minimum Lot Frontage, except as otherwise noted in this Chapter can be found in Section 020-010.
3. Maximum Building Height: Except as otherwise permitted in these regulations, no building to be constructed in a business zone may exceed 35' in height, as building height is defined in Chapter 15.
4. Maximum Lot Coverage: The maximum lot coverage of any lot located in the B-1 zone shall be determined by the standards noted in Section 020-010.
5. Rear Lots: No building to be used in whole or part for any use outlined in this chapter shall be erected on a rear lot, unless it has an unobstructed deeded accessway of a minimum of 30' in width connecting to a street adequate to accommodate fire apparatus or other emergency equipment. The lot line from which the right of access leads shall be considered the front lot line of the rear lot. Such rear lot shall conform to all the requirements prescribed in the zone in which it is located. If such rear lot is to be accessed using a common driveway as defined and outlined in Chapter 165, then in such event the guidelines regarding common driveways shall apply, and the access requirements regarding rear lots found in this section shall be waived.