

Sec. 2-31. B-10, Suburban Boulevard Zoning District.

A. PURPOSE: The purpose of the B-10, Suburban Boulevard Zoning District is to provide for the maintenance of the character of relatively large and extensively wooded areas abutting the city's major transportation routes. The district provides for large lot uses having setbacks adequate to preserve noticeable amounts of the natural amenities and, at the same time, provide for architecturally significant uses within the district that project a lower intensity suburban environment. The district is particularly suitable for use along major entrance routes where it is in the interest to minimize access cuts in order to promote safety and avoid traffic congestion.

B. DIMENSIONAL STANDARDS

1. Type	2. Density	3. Maximum Building Height	4. Maximum Building Coverage	5. Maximum Impervious Lot Coverage	6. Minimum Lot Size in Acres	7. Minimum Lot Width	8. Minimum Lot Depth	9. Setbacks				
								a. Front	b. Rear	c. Side	d. Street Side/Corner*	e. Waterfront
Nonresidential Uses	N/A	45'	30 percent	75 percent	1.5 acres	250 feet (see subsection F.4)	N/A	75 feet (see below)	20 feet; 30 feet if abutting residential district; 5 feet additional rear yard required for each story over 2	20 feet; 25 feet if abutting a single-family residential district; 5 feet additional rear yard required for each story over 2	75 feet (see below)	30'
Multifamily	ten	75'	30 percent	75 percent	1.5 acres	250 feet (see subsection F.4)	N/A	75 feet (see below)	20 feet; 30 feet, if abutting residential district; 5 feet additional rear yard required for each story over 2	20 feet; 25 feet, if abutting single-family residential district; 5 feet additional rear yard required for each story over 2	75 feet (see below)	30'

***Front and side corner yards:** The front yard and side corner yard setbacks for properties abutting arterial roads shall be 75 feet, except as follows:
 (1) 40 feet for nonresidential structures erected on lots which have an average lot depth of less than 200 feet and were in existence prior to April 3, 1984, or have been reduced to such depth through an eminent domain proceeding, provided that the landscape buffer area required by the Greenbelt Overlay District (chapter 3, article I) shall be extended to the area directly in front of the building, and provided further that no parking spaces or access drives or stormwater retention areas greater than two in depth shall be allowed in the said 40 feet.
 (2) 51 feet for nonresidential structures erected on lots which have an average lot depth of 200 feet to 250 feet and were in existence prior to April 3, 1984, or have been reduced to such depth through an eminent domain proceeding.

C. PERMITTED USES	D. CONDITIONAL USES	E. SPECIAL EXCEPTION USES	F. OTHER STANDARDS				
1. Adult Day Care Center 2. Assisted Living Facility 3. Business and Professional Office 4. Business Service 5. Clubs and Fraternal Organization 6. Financial Institution 7. Instructional Physical Activity 8. Nursing Home 9. School, Public 10. Veterinarian	1. Child Care Facilities 2. Community Residential Home 3. Dwelling, Multifamily 4. Family Day Care Home 5. House of Worship 6. Parks and Recreation Facilities, Private 7. Parks and Recreation Facilities, Public 8. Personal Services 9. Public Facilities 10. Public Utilities 11. Recreational Facilities, Indoor 12. Restaurant, Type A 13. Restaurant, Type B 14. Retail Sales and Service 15. School, Private 16. Telecommunication Tower/Antennas, Camouflaged 17. Wind Energy System	1. Funeral Home 2. Outdoor Activity 3. Outdoor Storage 4. Recreation Facilities, Outdoor 5. Restaurant Type "C"	All development must comply with the following requirements: 1. Wetlands (chapter 3, article II). 2. Landscaping and buffering: if the parcel abuts a designated greenbelt corridor, the standards of chapter 3, article II shall apply with regard to buffering and landscape requirements. 3. Access: access to lots in this district shall be limited to one driveway for every 250 feet of street frontage. Common access for two lots is allowed. 4. Minimum lot width: where direct access is provided by a service road set back at least 25 feet from the right-of-way or through a common driveway with cross-easements, the minimum lot width shall be 125 feet. Where a service road is provided, no other direct vehicle access to the major arterial shall be permitted. 5. All multifamily, duplex and triplex residential dwelling units shall have the following minimum square footage per bedroom: <table border="1" style="margin-left: auto; margin-right: auto;"> <tr> <td>1 = 750 SF</td> <td>3 = 1,50 SF</td> </tr> <tr> <td>2 = 900 SF</td> <td>Over 3 = 150 SF</td> </tr> </table>	1 = 750 SF	3 = 1,50 SF	2 = 900 SF	Over 3 = 150 SF
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G. PERMITTED ACCESSORY USES: Accessory uses customarily associated with, dependent on and incidental to their permitted principal uses, provided that such uses conform to the regulations set forth in chapter 2, article III.

(Ord. No. 2012-03, § 9, 2-7-2012; Ord. No. 2015-16, §§ 9—11, 4-21-2015)