

Differences between the B-1 to H-3 (all other uses are the same):

Uses	B1	H3	Uses	B1	H3
			Cabinet shops or stores		P
Greenhouses		P	Lumber yards		P
Apartment hotels	C		Mini-warehouses		P
Dwellings for caretakers, resident watchmen, and supervisory personnel employed and residing on premises		P	Truck stops		P
			Truck terminals		P
Elderly and Retirement Housing	S		Truck wash facilities		C
Housing for the Handicapped	S		All other uses in this Use Group Heavy Commercial		P
Multiple family dwellings	C		Assembly Facilities		C
Single-family dwellings	C		Bakeries (wholesale)		P
Townhouses	C		Bottling works		P
Two-family dwellings	C		Coal yard		P
Domestic shelters		P	Concrete dispensing units (small batch)		S
Healthcare facilities, Residential	S		Creameries		P
Marinas for sale, service, and storage of motorboats and related water craft	P		Enclosed disassembly operations		P
			Fuel oil storage tanks and all bulk storage of oils, petroleum and similar flammable liquids and chemicals		S
Motorized vehicle repair/service	C	P	Liquefied petroleum, gas and similar gas used for fuel stored above ground		S
Motorized vehicle sales		C	Optical lens grinding and finishing		P
Outdoor retail sales		P	Outdoor vehicle storage		C
Retail sales	P	C	Petroleum and petroleum products, bulk storage		S
Service and repair facilities	C	P	Warehouses		P
Recreational uses, outdoor	S	P	Excavation and Stone Milling including: Extraction of sand, gravel, soil and mining, quarrying, stone mills		S
Sexually oriented live entertainment establishments		S	Landfills, Limited		S
Theaters (outdoor)		P			
Contractor services		P			

P= Permitted by Right
C= Permitted with Conditions
S= Special Permit Required
blank= Not Permitted
red letters= changed by reFORM

Height: Changes from 40' in existing B-1 to 55' unless adjacent to R-1 to R-4: Buildings abutting the R-1 through R-4 zoning districts shall be required to have one additional foot of setback to any required side and/or rear yard for each one foot of building height in excess of the lesser height of the district (45').

Setbacks: Front yard setback is the same (20'). In the H-3 zoning district the side yard shall be the smaller of 15' or 10% of the lot width. Minimum side yard of 5 feet or if abutting residential a minimum side yard of 20 feet. Side yard setbacks in existing B-1 0'; 10' if abutting residential. Rear yards in existing B-1 and H-3 are the smaller of 30' or 20% of lot depth.

Parking: Reduced from 1/300 sq. ft. to 1/600 sq. ft. and increased distance from 300 feet to 600 feet.

Signs:

			Today		reForm		
			Inside Front Yard	Outside Front Yard	Inside Front Yard	Outside Front Yard	
B-1 to H-3	Freestanding	1 per business per frontage OR	50 sq. ft./15 ft. tall	100 sq. ft./25 ft. tall	1 per business per frontage OR	50 sq. ft./15 ft. tall	100 sq. ft./25 ft. tall
	Center	1 per frontage	50 sq. ft./15 ft. tall	150 sq. ft./35 ft. tall	1 per frontage AND	N/A	150 sq. ft./35 ft. tall
					1 if within 660 ft of interstate	150 sq. ft./15 ft. tall	300 sq. ft./80 ft. tall