

Chapter 400. Zoning Regulations

ARTICLE IV. Zoning Districts and Zoning Map

Section 400.280. Zoning Districts Established.

[Ord. No. 1250 §1(401), 10-15-2002]

- A. The City of Branson West is hereby divided into zoning districts in order to prevent the overcrowding of the land; to provide adequate light and air; to facilitate adequate provision of facilities for transportation, utilities and other public requirements; to secure public safety; to promote a more compatible relationship of land uses within the City; to promote the orderly development of the City in accordance with the Comprehensive Plan; and to effectuate the use of other accepted purposes of zoning.
- B. The City of Branson West is divided into the following categories of zoning districts:

- "A-1" *Agricultural District.* Primarily undeveloped land usually found on the periphery of the City.
- "R-1" *Single-Family Residence District.* A zone designed to accommodate single-family residential development at maximum densities of five (5) dwelling units per acre.
- "R-2" *Two-Family Residence District.* A zone intended to accommodate traditional single-family development and cluster development, as well as two-family housing, at maximum densities of six (6) dwelling units per acre.
- "R-3" *Multi-Family Residence District.* A zone intended to accommodate a variety of residential development at higher densities, including town houses and multi-family developments, at maximum densities of up to twelve (12) dwelling units per acre.
- "R-MP" *Manufactured Home Residence District.* A zone designed to accommodate manufactured housing development at maximum densities of up to five (5) dwelling units per acre.
- "C-1" *Neighborhood Commercial District.* A zone intended to accommodate convenience retail and personal service businesses that offer services and goods that are a frequent or daily necessity for residents of surrounding neighborhoods.
- "C-2" *General Commercial District.* A zone intended to accommodate office, business and commercial uses that are dependent on high visibility and accessibility from arterial and highway locations to attract customers.
- "I-1" *Light Industrial District.* A zone designed for the location of industrial activities which do not involve substantial storage of outdoor materials.
- "I-2" *Heavy Industrial District.* A zone intended to accommodate more intensive industrial uses which may also involve outdoor storage and production of materials.
- "PD" *Planned Development District.* A zone in which regulations are designed to provide flexibility and innovation in development while ensuring that the uses developed will be compatible with nearby properties and the intent of this Chapter. A planned development district may involve a mix of land uses.



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- B. The City of Branson West is divided into the following categories of zoning districts:

- "A-1" *Agricultural District.* Primarily undeveloped land usually found on the periphery of the City.
- "R-1" *Single-Family Residence District.* A zone designed to accommodate single-family residential development at maximum densities of five (5) dwelling units per acre.
- "R-2" *Two-Family Residence District.* A zone intended to accommodate traditional single-family development and cluster development, as well as two-family housing, at maximum densities of six (6) dwelling units per acre.
- "R-3" *Multi-Family Residence District.* A zone intended to accommodate a variety of residential development at higher densities, including town houses and multi-family developments, at maximum densities of up to twelve (12) dwelling units per acre.
- "R-MP" *Manufactured Home Residence District.* A zone designed to accommodate manufactured housing development at maximum densities of up to five (5) dwelling units per acre.
- "C-1" *Neighborhood Commercial District.* A zone intended to accommodate convenience retail and personal service businesses that offer services and goods that are a frequent or daily necessity for residents of surrounding neighborhoods.
- "C-2" *General Commercial District.* A zone intended to accommodate office, business and commercial uses that are dependent on high visibility and accessibility from arterial and highway locations to attract customers.
- "I-1" *Light Industrial District.* A zone designed for the location of industrial activities which do not involve substantial storage of outdoor materials.
- "I-2" *Heavy Industrial District.* A zone intended to accommodate more intensive industrial uses which may also involve outdoor storage and production of materials.
- "PD" *Planned Development District.* A zone in which regulations are designed to provide flexibility and innovation in development while ensuring that the uses developed will be compatible with nearby properties and the intent of this Chapter. A planned development district may involve a mix of land uses.

ARTICLE V. Zoning District Regulations

Section 400.360. "C-1" Neighborhood Commercial District.

[Ord. No. 1250 §1(506), 10-15-2002; Ord. No. 4-2019, 8-13-2019; Ord. No. 01-2023, 2-14-2023; Ord. No. 15-2025, 8-12-2025]

- A. *Permitted Uses.* The "C-1" Neighborhood Commercial District is designed to permit small areas of convenience shopping facilities in and near residential neighborhoods. The following uses are permitted in the "C-1" District:
1. Bakeries, delicatessens, and meat markets with on-premise sales.
 2. Convenience store, which shall include gasoline sales, but shall not permit repair facilities for motor vehicles.
 3. Day care center.
 4. Governmental buildings and uses.
 5. Laundry and dry cleaning self-service.
 6. Residential, intermediate or skilled nursing care facilities.
 7. Personal services such as barber or beauty shop, dressmaking, tailoring, shoe repair, household appliance repair, and other similar uses.
 8. Police and fire stations.
 9. Public or private parks, playgrounds and golf courses, excluding miniature golf and driving ranges.
 10. Type I and II wireless telecommunications facilities in accordance with Article VI, Section **400.490**.
 11. Public utilities and governmental buildings, including transformer stations, pumping stations, lift stations, public water reservoirs, standpipes, and elevated and ground-level water storage tanks, but excluding office buildings, garages and shops, loading yards and warehouses.
 12. Accessory uses in accordance with Article VI, Supplemental Use Regulations.
 13. Temporary uses in accordance with Article VI, Supplemental Use Regulations.
 14. Single-family dwellings existing at the time the district is mapped.
 15. Residential dwelling units on the second floor and any floors above in buildings within the "C-1" (Neighborhood Commercial) Zoning District when in compliance with the following:
 - a. Residential dwelling units on the ground floor or below are prohibited.
 - b. Building Code. Residential dwelling units must comply with applicable provisions of Chapter 500, Building Codes and Building Regulations, including but not limited to the International Building Code (IBC), International Residential Code (IRC), and applicable fire/life safety requirements for mixed-use occupancy.
 - c. Access. Access to residential units may be provided through a shared or separate entrance from the commercial use, provided adequate egress and safety standards are met.

- d. **Parking Requirements.** Off-street parking for residential units shall be provided in accordance with existing residential and mixed-use standards outlined in Article IX, Parking and Loading Area Requirements. See Section 400.670 (Joint Use of Parking Facilities) for shared parking provisions.
- e. **Number Of Units.** There shall be at least four thousand five hundred (4,500) square feet of lot area per unit for the first two (2) residential dwelling units and at least one thousand eight hundred (1,800) square feet of lot area per each dwelling unit thereafter. By way of example, a mixed-use building with four (4) accessory dwelling units shall have at least twelve thousand six hundred (12,600) square feet of lot area.

B. **Conditional Uses.** The following uses may be permitted as conditional uses subject to the provisions of this Chapter and approval by the Board of Aldermen.

- 1. Type V wireless telecommunications facilities in accordance with Article VI, Section 400.490.
- 2. Other towers, exceeding one hundred (100) feet in height, and related facilities, provided the maximum height does not exceed two hundred (200) feet; only one (1) tower is permitted on a lot, and all other provisions of Article VI, Section 400.490 are met.
- 3. Marijuana dispensary facilities.

C. **Use Limitations.**

- 1. No new residential structures shall be constructed in the "C-1" Neighborhood Commercial District. Existing residential structures may be altered, remodeled or improved subject to the restrictions and regulations applicable to residences in the "R-3" Multi-Family Residence District.
- 2. All business, servicing, storage and display of materials and goods, except for off-street parking and loading, shall be conducted within completely enclosed structures.
- 3. No manufacturing, processing or treating of products other than that which is clearly incidental and essential to retail business shall be conducted and all such products shall be sold at retail on the premises.
- 4. No separate business establishment shall occupy more than five thousand (5,000) square feet of floor space.
- 5. No business establishment shall offer goods or services to customers waiting in parked motor vehicles (drive-through).

D. **Lot Size, Bulk And Open Space Requirements.**

Minimum Lot Area	None
Minimum Lot Width	None
Minimum Lot Depth	None
Maximum Structure Height	
Principal structure	35 feet
Accessory structure	16 feet
Maximum Floor Area Ratio	0.40
Minimum Yard Requirements	
Front yard	40 feet
Rear yard	Twenty percent of the lot depth or 10 feet, whichever is greater, provided that no more than 25 feet shall be required.

Side yard	None, except where a commercial use adjoins a residential use, the setback shall be 15 feet
Maximum Building Coverage (including accessory structures)	40 percent

- E. *Open Space Requirements.* Not less than twenty percent (20%) of the total lot area shall be devoted to open space including required yards and bufferyards. Open space shall not include areas covered by buildings or structures, parking, loading and other paved areas, and internal streets. Open space shall contain living ground cover.
- F. *Design Requirements.*
1. A site plan meeting the requirements of Article III, Administration and Review, shall be submitted and approved for all uses.
 2. All development shall meet the bufferyard and landscaping requirements in accordance with Article VIII, Landscaping, Screening and Buffering Requirements.
 3. All off-street parking, vehicular use and loading areas shall be screened from residential uses in accordance with Article VIII, Landscaping, Screening and Buffering Requirements.
 4. Refuse storage areas, storage for maintenance, mechanical and electrical equipment, or other equipment incidental to uses shall be screened from view.
 5. Lighting shall be designed so as to reflect away from adjacent residential districts and shall be in conformance with the requirements of Section 400.460.
 6. Off-street parking, vehicular use areas and loading areas shall be provided in accordance with Article IX, Parking and Loading Area Requirements.

Section 400.370. "C-2" General Commercial District.

[Ord. No. 1250 §1(507), 10-15-2002; Ord. No. 4-2019, 8-13-2019; Ord. No. 01-2023, 2-14-2023; Ord. No. 12-2025, 8-12-2025; Ord. No. 15-2025, 8-12-2025]

- A. *Permitted Uses.* The "C-2" District is designed for those business and commercial uses that draw their customers from motorists on the highway, or for whom location on a highway or arterial street is necessary. The district also provides for the location of commercial activities that involve outdoor storage of materials and goods. The following uses are permitted in the "C-2" General Commercial District:
1. All uses permitted in the "C-1" Neighborhood Commercial District.
 2. Agricultural implement sales and service.
 3. Arcades and game rooms, bowling alleys, theaters, skating rinks and other such similar places of commercial entertainment.
 4. Banks and financial institutions, including automatic teller machines and drive-through facilities.
 5. Boat sales and rental.
 6. Car wash.
 7. Clinics, marijuana dispensary facilities, dental laboratories, and similar medical service facilities.
 8. Funeral home.
 9. Greenhouse, nursery, or garden stores, on-premises sales permitted.

10. Health and fitness centers, including dance studios.
11. Hardware, home improvement, and builder supply stores.
12. Heating, air-conditioning and plumbing stores.
13. Library, museum, art gallery and similar uses.
14. Liquor store and tavern.
15. Manufactured home sales and rental, but not including the use of a manufactured home as a residence.
16. Monument sales, outside storage permitted.
17. Motels and hotels, when located on a State or Federal highway. See Section 400.496, On-Site Residency For Hotel And Motel Site Managers, for provisions related to this use.
18. New or used automobile, recreational vehicle or motorcycle sales and service facilities, outside storage permitted, but excluding the wrecking of motor vehicles.
19. Offices, clerical, research and services not related to goods and merchandise, such as offices of attorneys, physicians, engineers, accountants, insurance agents, stockbrokers, travel agents, telecommunications and Internet services, and government.
20. Off-street parking facilities.
21. Pest control services.
22. Public and private parks, playgrounds and golf courses, including miniature golf courses and driving ranges.
23. Restaurants, including drive-in facilities.
24. General retail sales and rental of goods, merchandise and equipment.
25. Personal self-service storage facilities, provided that there shall be no outdoor storage.
26. Single-family dwellings existing at the time the district was mapped.
27. Service stations or gas stations, including repair shops.
28. Schools, professional, business and trade.
29. Veterinarian, animal hospital or kennel, provided that no such building, kennel or exercise runway is closer than three hundred (300) feet to the boundary of any residence district.
30. Towers other than wireless facilities, less than one hundred (100) feet in height, and related facilities provided telecommunication towers comply with Article VI, Section 400.490.
31. Type I wireless facilities in accordance with Article VI, Section 400.490.
32. Type III wireless facilities in accordance with Article VI, Section 400.490, provided wireless towers sixty (60) feet or greater in height allow collocation of at least one (1) additional provider's facilities.
33. Type IV wireless facilities in accordance with Article VI, Section 400.490, provided wireless towers are set back from any residential district at least two (2) feet for every one (1) foot of tower height and allow collocation of at least one (1) additional provider's facilities or at least two (2) additional provider's facilities if the tower height is one hundred twenty (120) feet or greater.
34. Water reservoirs, water standpipes, and elevated and ground level water storage tanks.
35. Auction sales, flea markets and swap meets.

36. Residential dwelling units on the second floor and any floors above in buildings within the "C-2" (General Commercial) Zoning District when in compliance with the following:

- a. Residential dwelling units on the ground floor or below are prohibited.
- b. Building Code. All residential dwelling units must comply with applicable provisions of Chapter 500, Building Codes and Building Regulations, including but not limited to the International Building Code (IBC), International Residential Code (IRC), and applicable fire/life safety requirements for mixed-use occupancy.
- c. Access. Access to residential units may be provided through a shared or separate entrance from the commercial use, provided adequate egress and safety standards are met.
- d. Parking Requirements. Off-street parking for residential units shall be provided in accordance with existing residential and mixed-use standards outlined in Article IX, Parking and Loading Area Requirements. See Section 400.670 (Joint Use of Parking Facilities) for shared parking provisions.
- e. Number Of Units. There shall be at least four thousand five hundred (4,500) square feet of lot area per unit for the first two (2) residential dwelling units and at least one thousand eight hundred (1,800) square feet of lot area per each dwelling unit thereafter. By way of example, a mixed-use building with four (4) accessory dwelling units shall have at least twelve thousand six hundred (12,600) square feet of lot area.

B. *Conditional Uses.* The following uses are permitted as conditional uses, subject to the provisions of this Chapter and approval by the Board of Aldermen.

1. Substance abuse treatment facilities.
2. Rescue missions, overnight shelters, halfway houses.
3. Recreational vehicle parks.
4. Zoo, private.

C. *Lot Size, Bulk And Open Space Requirements.*

Minimum Lot Area	None
Minimum Lot Width	None
Minimum Lot Depth	None
Maximum Structure Height	45 feet
Maximum Floor Area Ratio	1.0
Minimum Yard Requirements	
Front yard	40 feet
Rear yard	None
Side yard	None, except where a commercial use adjoins a residential use, the setback shall be 15 feet
Maximum Building Coverage (including accessory structures)	50 percent

D. *Open Space Requirements.* Not less than twenty percent (20%) of the total lot area shall be devoted to open space including required yards and bufferyards. Open space shall not include areas covered by buildings or structures, parking, loading and other paved areas, and internal streets. Open space shall contain living ground cover.

E. *Design Requirements.*

1. A site plan meeting the requirements of Article III, Administration and Review, shall be submitted and approved for all uses.
2. All development shall meet the bufferyard and landscaping requirements in accordance with Article VIII, Landscaping, Screening and Buffering Requirements.
3. All off-street parking, vehicular use and loading areas shall be screened from residential uses in accordance with Article VIII, Landscaping, Screening and Buffering Requirements.
4. Refuse storage areas, storage for maintenance, mechanical and electrical equipment, or other equipment incidental to uses shall be screened from view.
5. Lighting shall be designed so as to reflect away from adjacent residential districts and shall be in conformance with the requirements of Section 400.460.
6. All parking and loading areas shall be provided in accordance with the requirements set forth in Article IX, Parking and Loading Area Requirements.
7. All outdoor storage, except the storage of motor vehicles in operating condition, shall be enclosed by screening. Off-street parking and loading spaces and the storage of motor vehicles in operating condition shall be enclosed when such use abuts a residence district or is separated from a residence district by only an alley.

Section 400.380. "I-1" Light Industrial District.

[Ord. No. 1250 §1(508), 10-15-2002; Ord. No. 4-2019, 8-13-2019; Ord. No. 01-2023, 2-14-2023]

- A. *Purpose.* The "I-1" Light Industrial District is intended to allow for industrial operations and related activities that do not create nuisances and hazards. Industrial operations and activities are permitted provided they are conducted inside a building, although outdoor storage is permitted subject to limitations. The following uses are permitted in the "I-1" District:
1. Accessory uses in accordance with Article VI, Supplemental Use Regulations.
 2. Ambulance service offices or garages.
 3. Any storage, manufacturing, processing, assembly, packaging, servicing, testing or repair of goods and materials, and business and sales offices accessory thereto.
 4. Any establishment which provides supplies and/or services primarily to commercial and industrial customers, such as sign shops, janitorial services, packaging or shipping services, printing, publishing, blueprinting, and similar uses.
 5. Bakeries.
 6. Funeral homes, mortuaries and crematoriums.
 7. Governmental buildings and uses.
 8. Heating, air-conditioning, and plumbing sales and service.
 9. Hardware, home improvement and building supply stores.
 10. Heavy machinery and equipment sales, rental and service.
 11. Laundry, dry cleaning and carpet cleaning services.
 12. Manufactured home sales and rental, but not including the use of a manufactured home as a residence.
 13. Pest control services.

14. Police and fire stations.
15. Recording studios.
16. Schools, business, industrial and trade.
17. Retail sales of products produced by the principal use provided that the gross amount of floor area devoted to sales and display does not exceed twenty-five percent (25%) of the gross floor area of the structure.
18. Self-storage facilities.
19. Veterinary clinics, animal hospitals and kennels.
20. Warehousing, storage and distribution centers.
21. Type I wireless facilities in accordance with Article VI, Section 400.490.
22. Type III wireless facilities in accordance with Article, VI Section 400.490, provided wireless towers sixty (60) feet or greater in height allow collocation of at least one (1) additional provider's facilities.
23. Type IV wireless facilities in accordance with Article VI, Section 400.490, provided wireless towers are set back from any residential district at least two (2) feet for every one (1) foot of tower height and allow collocation of at least one (1) additional provider's facilities or at least two (2) additional provider's facilities if the tower height is one hundred twenty (120) feet or greater.
24. Towers other than wireless facilities, less than one hundred (100) feet in height, and related facilities in accordance with Article VI, Section 400.490.
25. Water reservoirs, water standpipes, and elevated and ground level water storage tanks.
26. Television and radio studios with transmitting facilities.
27. Marijuana dispensary facilities, marijuana cultivation facilities and marijuana-infused products manufacturing facilities.

B. *Conditional Uses.* The following uses may be permitted as conditional uses, subject to the provisions of this Chapter and approval by the Board of Aldermen:

1. Motor freight terminals.
2. Lumber production yards.

C. *Use Limitations.*

1. There shall be no offensive noise, dust, smoke, odors, heat or glare noticeable at or beyond the property line.
2. All operations and activities, except off-street parking, loading and storage, shall be conducted wholly inside a building or buildings.
3. Storage may be maintained outside a building in side yards or rear yards if such storage area is screened from public streets and from other property, except property located in an "I-2" District. All outdoor storage shall be at least one hundred (100) feet from any residence district.
4. No building shall be used for residential purposes, except that a guard or caretaker employed on the premises, and his/her family, may reside on the premises.

D. *Lot Size, Bulk And Open Space Requirements.*

Minimum Lot Area

None

Minimum Lot Width	None
Minimum Lot Depth	None
Maximum Structure Height	50 feet
Maximum Floor Area Ratio	0.50
Minimum Yard Requirements	
Front yard	25 feet
Rear yard	30 feet
Side yard	20 feet
Maximum Building Coverage (including accessory structures)	50 percent

- E. *Open Space Requirements.* Not less than fifteen percent (15%) of the total lot area shall be devoted to open space including required yards and bufferyards. Open space shall not include areas covered by buildings or structures, parking, loading and other paved areas, and internal streets. Open space shall contain living ground cover.
- F. *Design Requirements.*
1. A site plan meeting the requirements of Article III, Administration and Review, shall be submitted and approved for all uses.
 2. All development shall meet the bufferyard and landscaping requirements in accordance with Article VIII, Landscaping, Screening and Buffering Requirements.
 3. All off-street parking, vehicular use and loading areas shall be screened from residential uses in accordance with Article VIII, Landscaping, Screening and Buffering Requirements.
 4. Refuse storage areas and mechanical and electrical equipment shall be screened from view.
 5. Lighting shall be designed so as to reflect away from adjacent residential districts and shall be in conformance with the requirements of Section 400.460.
 6. All parking and loading areas shall be provided in accordance with the requirements set forth in Article IX, Parking and Loading Area Requirements.

Section 400.390. "I-2" Heavy Industrial District.

[Ord. No. 1250 §1(509), 10-15-2002; Ord. No. 4-2019, 8-13-2019; Ord. No. 01-2023, 2-14-2023]

- A. *Purpose.* The "I-2" Heavy Industrial District is the basic manufacturing district for the City of Branson West. This district is intended to accommodate those heavy industries which cannot entirely eliminate objectionable features and impacts, but which, with reasonable care, will be able to comply with the standards of this district.
- B. *Permitted Uses.* The following uses shall be permitted in the "I-2" Heavy Industrial District:
1. Any use permitted in the "I-1" Light Industrial District.
 2. Any storage, manufacturing, processing, assembly, packaging, servicing, testing or repair of goods and materials, and business and sales offices accessory thereto, which conforms to the performance standards established in Subsection (D).
 3. Battery recycling and reprocessing.
 4. Feed stores.

5. Manufacturing and production of paving, roofing and other construction materials using asphaltic and petroleum based coatings and preserving materials.
 6. Manufactured and modular home manufacturing.
 7. Motor freight terminals.
 8. Quarries and central mixing plants for concrete, asphalt and paving materials.
 9. Recycling centers.
 10. Lumber production yards.
 11. Type I wireless facilities in accordance with Article VI, Section 400.490.
 12. Type III wireless facilities in accordance with Article VI, Section 400.490, provided wireless towers sixty (60) feet or greater in height allow collocation of at least one (1) additional provider's facilities.
 13. Type IV wireless facilities in accordance with Article VI, Section 400.490, provided wireless towers are set back from any residential district at least two (2) feet for every one (1) foot of tower height and allow collocation of at least one (1) additional provider's facilities or at least two (2) additional provider's facilities if the tower height is one hundred twenty (120) feet or greater.
 14. Towers other than wireless facilities, less than one hundred (100) feet in height, and related facilities.
 15. Water reservoirs, water standpipes, and elevated and ground level water storage tanks.
 16. Television and radio studios with transmitting facilities.
 17. Marijuana dispensary facilities, marijuana cultivation facilities and marijuana-infused products manufacturing facilities.
- C. *Conditional Uses.* The following uses may be permitted as conditional uses subject to the provisions of this Chapter and the approval of the Board of Aldermen.
1. Accessory residential structure for a resident watchman and/or caretakers employed on the premises.
 2. *Explosives manufacture or storage.* All explosives manufacture or storage shall be subject to the minimum requirements and regulations of the Bureau of Alcohol, Tobacco and Firearms Publication ATFP 5400.7 (6/1990) or any subsequent amendments.
 3. Scrap and salvage yards, automobile wrecking yards, provided that no such use shall be located within five hundred (500) feet of any residence district.
 4. Refining of petroleum or its product.
 5. Acid manufacture, provided that no such facility shall be located within five hundred (500) feet of any residence district.
 6. Primary and secondary metal industries that manufacture, produce, smelt or refine ferrous and non-ferrous metals.
 7. Type V wireless facilities in accordance with Article VI, Section 400.490.
 8. Towers other than wireless facilities, exceeding one hundred (100) feet height, and related facilities in accordance with Article VI, Section 400.490.
- D. *Use Limitations.*

1. No use or operation shall disseminate dust, smoke, fumes, gas, vibration, noxious odors, or glare at or beyond the property line.
2. No use or operation shall produce noise exceeding in intensity at the boundary of the property the average intensity of noise of street traffic at that point.
3. No use or operation shall create fire hazards on surrounding property.
4. All operations and activities, except off-street parking, loading and storage, shall be conducted wholly inside a building or buildings, unless the nearest point of such operation or activity is more than two hundred (200) feet from the boundary of any other district, except for the "I-1" District.
5. Storage may be maintained outside a building in side yards or rear yards if such storage area is screened from public streets and other property, except property located in an "I-1" District.
6. All outdoor storage shall be at least two hundred (200) feet from any residence district.
7. All salvage and scrap yards and automobile wrecking yards shall be enclosed by a solid board fence or wall not less than ten (10) feet high of new material and well-maintained.

E. *Lot Size, Bulk And Open Space Requirements.*

Minimum Lot Area	None
Minimum Lot Width	None
Minimum Lot Depth	None
Maximum Structure Height	50 feet
Maximum Floor Area Ratio	1.5
Minimum Yard Requirements	
Front yard	25 feet
Rear yard	25 feet
Side yard	20 feet, except where abutting a residence district, then 50 feet
Maximum Building Coverage	None

- F. *Open Space Requirements.* Not less than fifteen percent (15%) of the total lot area shall be devoted to open space including required yards and bufferyards. Open space shall not include areas covered by buildings or structures, parking, loading and other paved areas, and internal streets. Open space shall contain living ground cover.

G. *Design Requirements.*

1. A site plan meeting the requirements of Article III, Administration and Review, shall be submitted and approved for all uses.
2. All development shall meet the bufferyard and landscaping requirements in accordance with Article VIII, Landscaping, Screening and Buffering Requirements.
3. All off-street parking, vehicular use and loading areas shall be provided in accordance with Article IX, Parking and Loading Area Requirements.
4. Refuse storage areas, storage for maintenance, mechanical and electrical equipment, or other equipment incidental to uses shall be screened from view.
5. Lighting shall be designed so as to reflect away from adjacent residential districts and shall be in conformance with the requirements of Section 400.460.

6. All outdoor storage, except the storage of motor vehicles in operating condition, shall be enclosed by screening. Off-street parking and loading spaces, and the storage of motor vehicles in operating condition, shall be enclosed when such use abuts a residence district or is separated from a residence district by only an alley.