

VILLAGE PRESIDENT  
Seth Speiser

VILLAGE CLERK  
Jerry Menard

VILLAGE TRUSTEES  
Denise Albers  
Michael Heap  
Robert Kaiser  
Mike Blaies  
Ray Matchett, Jr.  
Lisa Meehling

VILLAGE TREASURER  
Bryan A. Vogel

# VILLAGE OF FREEBURG

FREEBURG MUNICIPAL CENTER  
14 SOUTHGATE CENTER, FREEBURG, IL 62243  
PHONE: (618) 539-5545 • FAX: (618) 539-5590  
Web Site: [www.freeburg.com](http://www.freeburg.com)

VILLAGE ADMINISTRATOR  
Tony Funderburg

PUBLIC WORKS DIRECTOR  
John Tolan

POLICE CHIEF  
Michael J. Schutzenhofer

ESDA COORDINATOR  
Eugene Kramer

ZONING ADMINISTRATOR  
Matt Trout

VILLAGE ATTORNEY  
Walter Keck Brown, P.C.

**IN ACCORDANCE WITH EXECUTIVE ORDER 2020-07, THE PUBLIC  
CAN PARTICIPATE THROUGH THE ZOOM CLOUD MEETING  
APPLICATION AND CLICKING ON THE FOLLOWING LINK:**

Join URL: <https://us02web.zoom.us/j/4478727673>  
**Meeting ID: 447 872 7673**

We ask the public to mute their phone or mic until Public Participation  
If you have any questions, please contact Matt Trout at [mtrout@freeburg.com](mailto:mtrout@freeburg.com)  
Village Hall will be open to the public for this meeting

March 2, 2022

## **COMBINED PLANNING/ZONING BOARD AGENDA Tuesday, March 8, 2022 6:00 p.m.**

### I. Items to be Reviewed

#### **PLAN COMMISSION:**

- A. Old Business
  - 1. Approval of January 11, 2022 Minutes
- B. New Business
  - 1. Glenwood Equities, LLC, Developer's Request to Rezone part of 1210 N. State Street, from Agriculture (A) to Highway Business (B-2)

#### **BOARD OF APPEALS**

- A. Old Business
- B. New Business
- C. General Concerns
- D. Public Participation
- E. Adjourn

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VILLAGE ATTORNEY  
Weilmuenster Keck Brown, P.C.

## Combined Planning and Zoning Board Tuesday, January 11, 2022 6:00 p.m.

The meeting of the Combined Planning and Zoning Board was called to order at 6:00 p.m. on Tuesday, January 11, 2022 in the Municipal Center by Chairperson Steve Woodward. Members present were Chairperson Steve Woodward, Dirk Downen, Terry Gamblin, Rita Green, Gary Henning (via Zoom), Gary Mack, Lee Smith (absent), Zoning Administrator Matt Trout and Office Manager Julie Polson. Guests present at Village Hall: Mark White and Trustee Mike Heap. Guest present via Zoom: Jeff Kenney.

### PLAN COMMISSION:

#### A. Old Business:

1. Approval of December 14, 2021 Minutes: Gary Mack motioned to approve the December 14, 2021 minutes with corrections, and Gary Henning seconded the motion. All voting yea, the motion carried.

#### B. New Business.

1. 41 MCMH, LLC's Zoning Amendment: Chairperson Woodward read the notice and Gary Mack swore in those individuals wishing to speak. Mark White was present to request a change in zoning from MR-1 to MR-2 in order to build triplexes on these lots. He would like to continue the triplexes that are on N. Edison. Zoning Administrator Matt Trout commented Mark did not want to come back with another request, but Matt pushed him to do so. Matt stated we do have existing MR-2 lots on Edison, so this designation is not new to the area. These lots are contiguous to both MR-1 and MR-2, and Matt thinks these lots fit right in. Those triplexes on Edison are in high demand, and Mark said they are ready to dig. Mr. Kenney asked if there will be there off-street parking for both of the lots. Matt said all of the zoning requirements would continue including the off-street parking. Mark said there is no off-street parking overnight. Each unit will have its own driveway. Mr. Kenney thinks the stop signs on Meadow Lake and Ford Streets should be three-way stop signs. Matt advised Trustee Heap is here and can take his concern to the appropriate committee. Terry Gamblin asked if triplexes will fit on those lots, and Matt said one lot is .67 acres, and the other lot is .66 acres.

*Gary Mack motioned to recommend to the full Board that 701 and 713 Edison be rezoned from MR-1 (two-family residence district) to MR-2 (multiple family residence district), and DD seconded the motion. ROLL CALL VOTE:* Dirk Downen – yes; Terry Gamblin – yes; Rita Green – yes; Gary Henning – yes; Gary Mack – yes; Lee Smith – absent; and Steve Woodward – yes. With 6 yes votes, the motion carries.

*Dirk Downen motioned to close the 41 MCMH hearing at 6:14 p.m., and Terry Gamblin seconded the motion. All voting yea, the motion carried.*

Both Mark White and Jeff Kenney left the meeting at 6:14 p.m. Chairperson Woodward advised this will be voted on at Tuesday's board meeting.

Matt advised we have received a demolition permit for the structures across from Casey's and Dairy Queen for future business development. We also have another business looking to build on the property across from Dollar General. He's been working with the fire department regarding occupancy changes. An architectural review has to be provided before submitting the building permit. Matt stated the Freeburg Fire Department conducts the commercial fire and common areas inspections in apartment buildings.

**BOARD OF APPEALS:**

- A. Old Business:** None.
- B. New Business:** None.
- C. General Concerns:** None.
- D. Public Participation:** None.
- E. Adjourn:** *Terry Gamblin motioned to adjourn the meeting at 6:28 p.m., and Gary Mack seconded the motion. All voting yea, the motion carried.*



Julie Polson  
Office Manager

VILLAGE PRESIDENT  
Seth Speiser

VILLAGE CLERK  
Jerry Menard

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**IN ACCORDANCE WITH EXECUTIVE ORDER 2020-07, THE PUBLIC CAN PARTICIPATE THROUGH THE ZOOM CLOUD MEETING APPLICATION AND CLICKING ON THE FOLLOWING LINK:**

Meeting ID: 447 872 7673  
<https://us02web.zoom.us/j/4478727673>

We ask the public to mute their phone or mic until Public Participation  
If you have any questions, please contact Matt Trout at [mtrout@freeburg.com](mailto:mtrout@freeburg.com)  
**Village Hall will be open to the public for this meeting**

## NOTICE OF HEARING BEFORE THE COMBINED PLANNING AND ZONING BOARD

Public Notice is hereby given to all persons in the Village of Freeburg, St. Clair County, Illinois, that a public hearing will be held on **Tuesday, March 8, 2022 at 6:00 p.m.**, in the Municipal Center, 14 Southgate Center, Freeburg, Illinois. This meeting is to review Glenwood Equities, LLC, Developer's proposed rezoning of the following property A (Agriculture) to B-2 (Highway Business), for the following:

1210 N. State Street  
Freeburg, Illinois  
P. I. N.: 14-18.0-400-045 (part of)

Information is on file and available for examination in the office of the below named Board, Freeburg Municipal Center, 14 Southgate Center, Freeburg, Illinois.

All persons are invited to attend said hearing and be heard.

Steve Woodward, Chairman  
Combined Planning and Zoning Board

Dated at Freeburg, Illinois, this 17<sup>th</sup> day of February, 2022.

# GLENWOOD EQUITIES, LLC.

1415 Elbridge Payne Rd., Ste. 285  
St. Louis, MO 63017  
636-534-5900  
636-534-5734 (Fax)

February 10, 2022

Matt Trout  
Village of Freeburg  
14 Southgate Center  
Freeburg, IL 62243

RE: Rezoning of Part of Parcel 14180400045

Dear Mr. Trout:

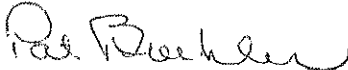
Glenwood Equities, LLC., as Purchaser, and Wes and Debra Reiss, as Seller are currently under contract on a portion of real estate located at the northeast corner of N State St. and Town and Country (Legal Description attached). We have been a preferred developer for Dollar General for twenty-two years. Recently we entered into a long-term lease with Dollar General, to deliver a completed free standing new prototype Dollar General Market store of 12,480 square foot retail building ready for occupancy by 07-06-22, which is the final delivery date.

We are proposing to build a 12,480 square foot retail Dollar General store, constructed of a red iron steel structure, with full masonry with ample parking including ADA approved parking spaces.

The current zoning of the Dollar General proposed site is Agricultural, we are officially requesting that the property be zoned B-2 Highway Business. This zoning amendment would be contingent upon us closing on the property. Should we not receive the new zoning classification the Dollar General will not be built.

Should you have questions, please contact me at 636-534-5900 Ext. 103.

Sincerely,



Patrice E. Boehler  
Managing Member

Enclosure:

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**VILLAGE OF FREEBURG**  
**APPLICATION FOR ZONING AMENDMENT**

Combined Planning and Zoning Board  
 Freeburg Municipal Center  
 14 Southgate Center  
 Freeburg, IL 62243

Amendment Request No. 22-02  
 Date: \_\_\_\_\_

\*\*\*\*\*

**(DO NOT WRITE IN THIS SPACE – OFFICE USE ONLY)**

Date set for hearing: March 8, 2022  
 Date hearing held: \_\_\_\_\_  
 Notice published on: February 17, 2022  
 Newspaper: Freeburg Tribune

Permanent Parcel No. \_\_\_\_\_  
 Fee Paid to Village of Freeburg  
 \$ 350.00 Date: 3/23/22

Recommendation of Combined Planning and Zoning Bd:  
 Denied  
 Approved  
 Approved with modifications  
 Date: \_\_\_\_\_

Action by Village Board:  
 Denied  
 Approved  
 Approved with modifications  
 Date: \_\_\_\_\_

\*\*\*\*\*

**Instructions to Applicants:** All information required by this application must be completed and submitted herewith. If the application, supporting documents, and fees are not complete, the petition will not be submitted for the above mentioned hearing. Applicants are encouraged to visit the office of the Zoning Administrator for any assistance needed in filling out this form. Normally, there are only two primary reasons for a change in zoning. These are: (a) the original zoning was in error; and (b) the conditions of the neighborhood have changed to such an extent or degree as to warrant rezoning. The burden of providing substantial evidence rests with the applicant.

=====

1. Address of Subject Property: 1210 N. State St. Parcel # 14180400045  
Freeburg, IL 62243 Pt of
2. Applicant information: Name: Glenwood Equities, LLC  
 Address: 1415 Ellbridge Payne Rd, Ste 285, Chesterfield, MO 63017  
 Phone: 636-534-5800 Ext 103 Email: ptc@westmoregroup.com  
 Applicant's interest in property: Developer - Dollar General
3. Owner information (if different from above) Name: Wes and Debra Riess  
 Address: 1018 Cottonwood Ct, O'Hallon, IL 62269  
 Phone: 618-616-1903 Email: \_\_\_\_\_

1. This application must be filed with an accurate legal description and two copies of a plat map of the subject property drawn to a scale of not less than one (1) inch equals two hundred (200) feet.

Legal Description: See Attached

(Lot, block subdivision; metes and bounds descriptions may be on attachment)

2. Area of land rezoning requested for 1.694 acres/square feet.
3. Present Zone District Classification of subject and adjacent properties (show zone district boundaries on plat). A Zoning
4. A. Present use of property: Agriculture  
B. Proposed use of property: New Dollar General retail store
5. Is the subject property suitable for uses already permitted under existing regulations?  
 Yes  No If "Yes," please explain why the change is needed.

6. Has the trend of development in the vicinity of the subject property substantially changed since the property was initially zoned or last rezoned?

Yes  No If "Yes," please explain the changes.

According to the Freeburg District map dated Feb. 12,  
2021

7. Will the requested amended zoning conform to the implementation of the Village's comprehensive plan?  
 Yes  No If "No," how will it deviate?

8. An amendment is requested to amend the zone district classification of certain described properties shown on the Zone District Map. A statement of the applicant's described reasons and factual information and materials supporting the requested rezoning is attached.

I certify that all of the above statements and the statements contained in any papers or supporting documents submitted with this application are true and correct to the best of my knowledge.

I consent to the entry upon the subject property of this application by any authorized official of the Village for the purpose of a pre-hearing site inspection, or the posting, maintaining, and removing such notices as may be required by law.

Date: 2-10-22

Patricia E. Daehler  
Signature of Applicant / Owner

**40-23-6** **WHEN TWO-THIRDS MAJORITY VOTE IS REQUIRED.** The favorable vote of at least **two-thirds (2/3)** of the members of the Village Board of Trustees is required to pass an amendment to this Chapter in each of the following instances:

(A) When passage would be contrary to the recommendations of the Combined Planning and Zoning Board.

(B) When the amendment is opposed, in writing, by the owners of **twenty percent (20%)** of the frontage proposed to be altered, by the owners of **twenty percent (20%)** of the frontage immediately adjoining or across an alley therefrom, or by the owners of **twenty percent (20%)** of the frontage directly opposite the frontage proposed to be altered. **(65 ILCS 5/11-13-14)**

**40-23-7** **NOTICE TO APPLICANT OF WRITTEN PROTEST.** In cases of written opposition to an amendment of this Chapter as prescribed in **Section 40-23-6**, a copy of the written protest shall be served by the protester or protesters on the applicant for the proposed amendment and a copy upon the applicant's attorney, if any, by certified mail at the address of such applicant and attorney shown in the application for the proposed amendment. **(65 ILCS 5/11-13-14)**

**40-24-13** **FEES.** The Board of Trustees establishes the following schedule of fees for the various permits and procedures listed in this Chapter. The fees are intended to defray the administrative costs connected with the processing/conducting of such permits or procedures; the fees do not constitute a tax or other revenue-raising device. All such fees shall be paid in advance by the applicant to the Village Clerk as follows:

(B)

**Combined Planning and Zoning Board Fees:**

Interpretation of Code	\$350, plus mailing and publication costs.
Special-Use Permit	\$350, plus mailing and publication costs.
Variance Permit	\$350, plus mailing and publication costs.
Amendments	\$350, plus mailing and publication costs.



# OSAGE EQUITIES, INC.

1415 Elbridge Payne Rd., Ste. 285  
St. Louis, MO 63017  
636-534-5900  
636-534-5734 (Fax)

February 11, 2022

Matt Trout  
Village of Freeburg  
14 Southgate Center  
Freeburg, IL. 62243

RE: Rezoning of Part of Parcel 14180400045

Dear Mr. Trout:

We are presently under contract with Osage Equities, Inc, to purchase Part of Parcel 14180400045, located at the northeast corner of N State St (State Route 15) and Town and Country Lane.

It has come to our attention that part of the above said parcel requires rezoning to construct the new Dollar General store. We authorize the rezoning contingent upon Osage Equities, LLC, or it's assigns closing on the property.

Sincerely,

*Debra M Riess*

dotloop verified  
02/14/22 10:10 AM CST  
JK93-5BEE-QHPG-G4PG

Debra Riess

*Wes Riess*

dotloop verified  
02/14/22 1:41 PM CST  
3KHQ-10UT-PNX6-V5WL

~~Jeffery B. Riess~~

Wes Riess

Property Owners within 250 feet of  
P.I.N.: 14-18.0-400-045 (part of)  
1210 N. State Street  
Applicant: Glenwood Equities, LLC, Developer

Lorna Reiss	State Route 15	14-18.0-400-042
Barbara/David Valentine	2720 Valentine Lane	14-18.0-400-048
Charles Mattern	361 Town & Country Lane	14-18.0-400-046
Freeburg MHC, LLC	Deerfield Court	14-18.0-400-047
And	Deerfield Court	14-18.0-400-037
David Schneidewin	1207 N. State St.	14-18.0-376-002
K&K Real Estate Assoc.	1231 N. State	14-18.0-376-001
ELK Rentals	1211 N. State St.	14-18.0-300-023
And	N. State St.	14-18.0-300-022
AVC on State	1200 N. State	14-18.0-401-004
Charles/Debra Ross	1100 N. State	14-18.0-401-005

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**REPORT TO COMBINED PLANNING & ZONING BOARD**  
**VILLAGE OF FREEBURG**

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**APPLICATION NUMBER(S)**                      22-02

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**APPLICATION NAME:**                                      Rezoning

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**APPLICANT NAME:**    Glenwood Equities, LLC

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**PROPERTY OWNER NAME(S):**                      Wes & Debra Riess  
1018 Cottonwood Ct  
O'Fallon, IL 62269

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**APPLICANT'S REQUEST:**                                      The Applicant would like to rezone the property from (A) Agriculture to (B-2) Highway Business with a proposed use being a new Dollar General retail store sitting on 1.694 acres.

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**SITE ADDRESS:**    1210 N State St, Freeburg

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**PARCEL ID NUMBER(S)**                                      14180400045 (Front Portion)

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**EXISTING ZONING DISTRICT(S):**                                      Agriculture

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**TOTAL SITE AREA:**    7.65 Acres to be divided to 1.694 Acres if Rezoned.

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**EXISTING USE OF PROPERTY:**    The current use of the property is a farm field.

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**COMMISSION MEETING DATE:**                                      March 8th, 2022 at 6:00 p.m.

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**CASE MANAGER:**    Matt Trout, Zoning Administrator

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# REPORT TO COMBINED PLANNING & ZONING BOARD

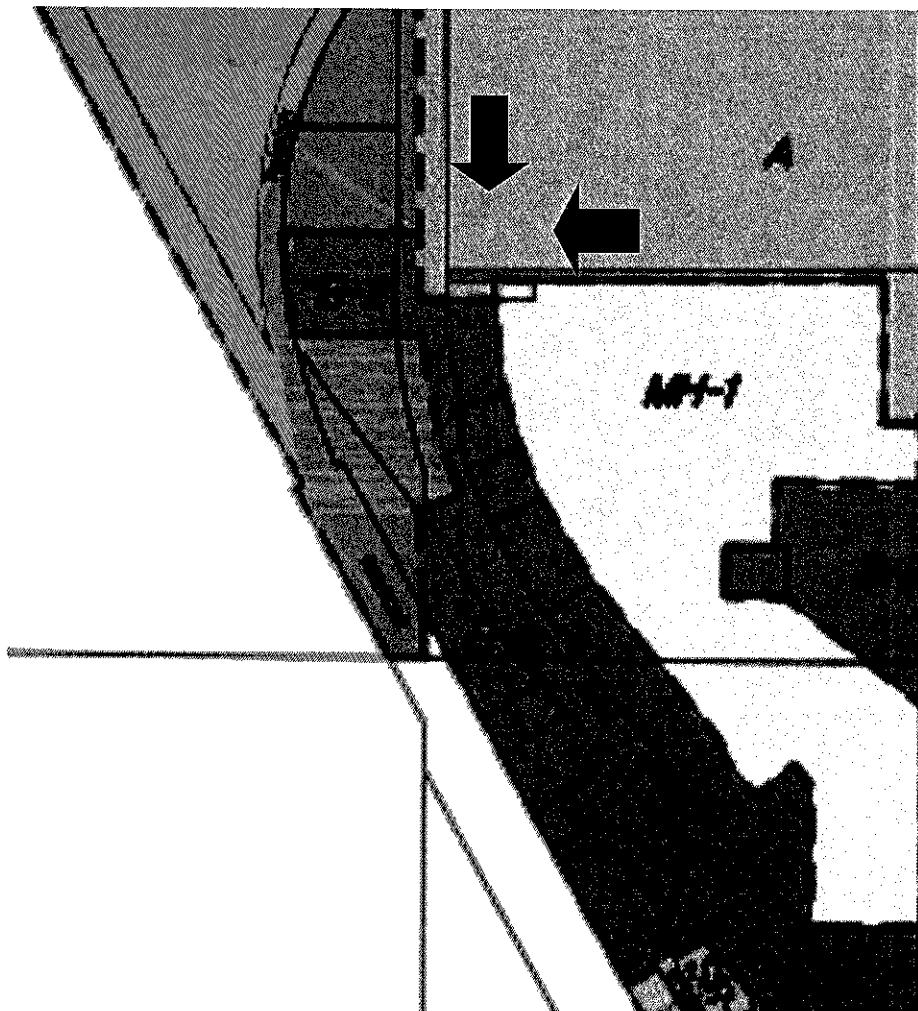
## VILLAGE OF FREEBURG

### SITE HISTORY

No known site history other than the land has been used as a farm field. Freeburg has Electric, Sewer, and a water line in and around the property. The Developer has requested that a power pole be moved at the front of the property for their entrance. Head Lineman Krauss is looking into this.

### ZONING MAP

LAND USE AND ZONING CONTEXT MATRIX			
DIRECTION	EXISTING LAND USE	ZONING DISTRICT	COMMENTS
North	Farm Field	"Ag"	Village of Freeburg
East	Farm Field & a Home	"Ag"	Village of Freeburg
South	Business & a Mobile Home Park	"B-2 & MH-1"	Village of Freeburg
West	Highway Business & Industrial	"B-2 & I-1"	Village of Freeburg



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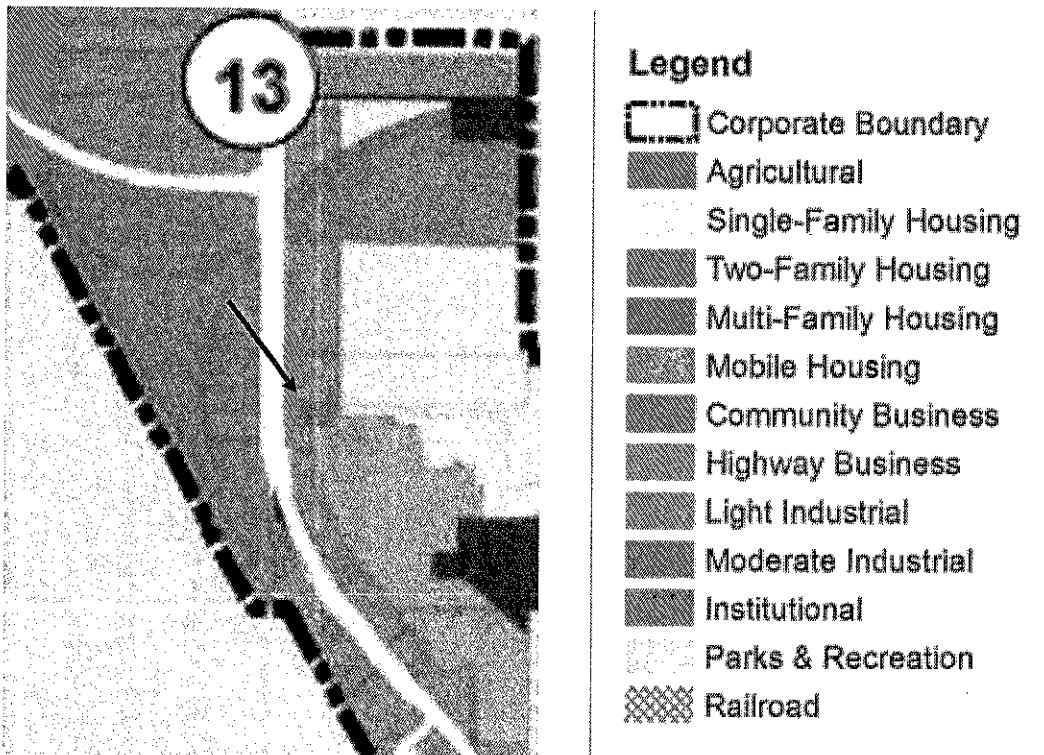
# REPORT TO COMBINED PLANNING & ZONING BOARD

## VILLAGE OF FREEBURG

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### COMPREHENSIVE PLAN— FUTURE LAND USE

The Future Land Use element establishes the pattern of land uses and location of growth for Freeburg. The development of the ideal future land use is based on existing land use, zoning, utilities and infrastructure. This section represents the growth policy from which the Village ensures that physical expansion of the developed areas is managed at a rate to support any projection population and economic growth.



### COMPREHENSIVE PLAN DEVELOPMENT CONSTRAINTS

Key factors considered when analyzing future development constraints were the location of undermined areas, floodplains, and availability of public sewer and water utilities. The parcels with undermining and/or floodplain concerns are illustrated in Figure 2.12. Of the total undeveloped parcels, only 138 acres (37%) are without these development constraints. In terms of acreage, the parcels not affected by one of the aforementioned constraints total 225 acres, which is just 12% of the total acreage of the undeveloped parcels. However, should some of the undeveloped parcels be split in ways to circumvent these constraints the number of parcels, and the percentage of the acreage, that are without constraints would be higher. These findings suggest that annexing territory with less limiting development constraints will be necessary to accommodate efficient and orderly growth of Freeburg.

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**REPORT TO COMBINED PLANNING & ZONING BOARD**  
**VILLAGE OF FREEBURG**

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**ST. CLAIR COUNTY PARCEL MAP**

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Please notice this is one piece of land that will be divided into 2 pieces.

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**REPORT TO COMBINED PLANNING & ZONING BOARD**  
**VILLAGE OF FREEBURG**

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**AMENDMENTS**

**ARTICLE XXIII. AMENDMENTS**

**40-23-1 AMENDMENTS.**

The Village Board of Trustees may amend this Chapter in accordance with state law and the provisions of this subchapter. Proposed alterations of district boundaries or proposed changes in the status of uses (permitted, special, prohibited) shall be deemed proposed amendments. Amendments may be proposed by the Board of Trustees, the Zoning Administrator, the Combined Planning and Zoning Board, or any party in interest.

( Ord. No. 1712 , § 2, 2-16-21)

State law reference(s)—(65 ILCS 5/11-13-14)

**40-23-2 FILING.**

Every proposal to amend this Chapter shall be filed with the Zoning Administrator on a prescribed form. Every amendment proposal shall also be filed with the Soil and Water Conservation District as per state law. The Zoning Administrator shall promptly transmit said proposal, together with any comments or recommendations they might wish to make to the Combined Planning and Zoning Board for a public hearing.

**40-23-3 PUBLIC HEARING; NOTICE.**

- (A) The Combined Planning and Zoning Board shall hold a public hearing on every amendment proposal within a reasonable time after said proposal has been submitted to them. At the hearing, any interested party may appear and testify, either in person or by duly authorized agent or attorney.
- (B) Notice indicating the time, date, and place of the hearing and the nature of the proposed amendment shall be given not more than 30 nor less than 15 days before the hearing:
  - (1) By publication in a newspaper of general circulation within the Village; and
  - (2) When the amendment involves a rezoning, not a text amendment, by first-class mail to all parties whose property is within 250 feet of the property for which rezoning is requested.

( Ord. No. 1712 , § 2, 2-16-21)

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## REPORT TO COMBINED PLANNING & ZONING BOARD VILLAGE OF FREEBURG

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### **AMENDMENTS CONTINUED**

#### **40-23-4 ADVISORY REPORT; FINDINGS OF FACT.**

Within a reasonable time after the public hearing, the Combined Planning and Zoning Board shall submit their advisory report to the Board of Trustees. The report shall state the recommendations of the Combined Planning and Zoning Board regarding adoption of the proposed amendment and their reasons therefor. If the effect of the proposed amendment would be to alter district boundaries or to change the status of any use, the Combined Planning and Zoning Board shall include in their advisory report findings of fact concerning each of the following matters:

- (A) Existing use and zoning of the property in question;
- (B) Existing uses and zoning of other lots in the vicinity of the property in question;
- (C) Suitability of the property in question for uses already permitted under existing regulations;
- (D) Suitability of the property in question for the proposed use;

#### **40-23-5 ACTION BY BOARD OF TRUSTEES.**

The Board of Trustees shall act on every proposed amendment at their next regularly scheduled meeting following submission of the advisory report of the Combined Planning and Zoning Board. Without further public hearing, the Village Board may approve or disapprove any proposed amendment or may refer it back to the Combined Planning and Zoning Board for further consideration by simple majority vote of all the members then holding office.

( Ord. No. 1712 , § 2, 2-16-21)

#### **40-23-6 WHEN TWO-THIRDS MAJORITY VOTE IS REQUIRED.**

The favorable vote of at least two-thirds of the members of the Village Board of Trustees is required to pass an amendment to this Chapter in each of the following instances:

- (A) When passage would be contrary to the recommendations of the Combined Planning and Zoning Board.
- (B) When the amendment is opposed, in writing, by the owners of 20 percent of the frontage proposed to be altered, by the owners of 20 percent of the frontage immediately adjoining or across an alley therefrom, or by the owners of 20 percent of the frontage directly opposite the frontage proposed to be altered.

( Ord. No. 1712 , § 2, 2-16-21)

State law reference(s)—(65 ILCS 5/11-13-14)



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# REPORT TO COMBINED PLANNING & ZONING BOARD

## VILLAGE OF FREEBURG

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### ARTICLE XI. "B-2" HIGHWAY BUSINESS DISTRICT

#### 40-11-1 "B2" HIGHWAY BUSINESS DISTRICT.

The "B-2" Highway Business District is intended to accommodate and regulate strip commercial developments and compatible uses. Since such businesses, both retail and wholesale, draw their patrons primarily from the motoring public, they typically require direct access to major streets and large lots for off-street parking and loading.

Ord. No. 1712 , § 2, 2-16-21)

#### 40-11-2 USE RESTRICTIONS.

(A) Storage Areas. Any inventory or materials stored outside may be open to the sky, but shall be enclosed by walls or solid fences at least six feet high.

(B) Refuse Containers. All refuse generated by facilities located within this district shall be stored in tightly-covered containers placed in visually-screened areas.

(C) Screening. Along the side and rear lot lines of any lot abutting any residential district, screening at least six feet high, which completely blocks the view from the adjacent residential property, shall be installed. The screening shall be approved by the Zoning Administrator.

(D) Parking. See Section 40-15-1 et seq.

(E) Signs. See Section 40-16-1 et seq.

( Ord. No. 1712 , § 2, 2-16-21)

#### 40-11-3 LOT AND BUILDING REQUIREMENTS.

Every principal building erected in the "B-2" Highway Business District shall conform to the requirements indicated below:

(A) Minimum lot area: 20,000 square feet.

(B) Minimum lot width at the established building line: 125 feet.

(C) Minimum lot depth: 125 feet.

(D) Minimum setbacks:

(1) From front lot line: 50 feet.

(2) Side yards:

(a) Minimum total setback from abutting street: 50 feet.

(b) Minimum setback from either side lot line: 25 feet.

(3) From rear lot line when lot is 125 feet or more in depth: 25 feet.

(4) From rear lot line when lot is less than 125 feet in depth: 15 feet.

(E) Maximum structure height: 35 feet.

(F) Maximum percent coverage per lot: 50%.

( Ord. No. 1712 , § 2, 2-16-21)

#### (B) 40-11-4 PERMITTED USES.

Provided all the use restrictions of the "B-2" District are observed, Permitted Uses shall be found in the Principle and Accessory Table.

( Ord. No. 1712 , § 2, 2-16-21)

#### 40-11-5 SPECIAL USES.

Provided all the use restrictions of the "B-2" District are observed, Special Uses shall be found in the Principle and Accessory Table.

( Ord. No. 1712 , § 2, 2-16-21)