

Differences between the H-4 to H-3 (all other uses are the same):

Uses	H4	H3	Uses	H4	H3
Apartment hotels	S		Bakeries (wholesale)		P
Multiple family dwellings	S		Bottling works		P
Single-family dwellings	S		Coal yard		P
Townhouses	S		Creameries		P
Two-family dwellings	S		Fertilizer or toxic or flammable agricultural chemicals:		
Private schools	p	C	Facilities for commercial storage or sale	S	
Motorized vehicle sales	P	C	Optical lens grinding and finishing		P
Motorized vehicle wash facilities	P	C	Wholesale and distribution centers	S	
Retail sales	P	C	Excavation and Stone Milling including: Extraction of sand, gravel, soil and mining, quarrying, stone mills	S	S
Cabinet shops or stores	C	P	Landfills, Limited		S
Assembly Facilities		C			

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

Height: No change. 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. Existing H-4 side yard is 20'; 50' if abutting residential. Rear yard in H-4 is 20'; 50' if abutting residential. Rear yard in H-3 is 30' or 20% of lot depth.

Parking: Same (1/300 sq. ft.), but increased distance from on site to 600 feet.

Signs:

			Today			reForm	
			Inside Front Yard	Outside Front Yard		Inside Front Yard	Outside Front Yard
H-4 to H-3	Freestanding	1 per main building AND	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	N/A	150 sq. ft./35 ft. tall	1 per frontage	N/A	150 sq. ft./35 ft. tall
	Interstate sign	1 if within 660 ft of interstate	150 sq. ft./15 ft. tall	300 sq. ft./80 ft. tall	1 if within 660 ft of interstate	150 sq. ft./15 ft. tall	300 sq. ft./80 ft. tall