

This district is intended to accommodate and regulate commercial/business development outside of the B-1 Central Business District. These typically require direct access to major streets and large lots for off-street parking and loading.

1. Use Restrictions:
  - a. Uses: These uses shall deal directly with consumers.
  - b. Unenclosed activities: In this district, outside display of inventory is allowable up to 25 percent of the indoor floor space under the following conditions:
    - i. It is on private property.
    - ii. The area is not designated as parking or required open space. Any outside activity in excess of 25 percent of the total enclosed area requires a special use permit.
  - c. Refuse containers: All refuse generated by facilities located within this district shall be stored in covered containers placed in visually screened areas. All non-conforming refuse containers shall comply with this Section 11.03 within 1 year from the effective date of this Zoning Code, which is August 26, 2003.
  - d. Screening: Along the side and rear lot lines of any lot abutting any residential district, screening (a wall, solid fence or closely-planted shrubbery) at least 6 feet high and of sufficient density to completely block the view from the adjacent residential property, shall be installed.
  - e. Any accessory building shall meet yard setback requirements.
  - f. Only 1 principal building shall be permitted on a zoning lot.
  - g. Parking: Pursuant to Section 8, Off-Street Parking and Loading, of this Zoning Code.
  - h. Signs: Pursuant to Chapter 16, Signs, of Municipal Code.
  - i. Drive-In/through: In this district a special use permit is required to establish any business that will offer goods or services directly to customers waiting in parked motor vehicles.
2. Lot and Building Requirements: Every principal building erected in this district shall conform to the following requirements.
  - a. Minimum lot area: 15,000 square feet
  - b. Minimum lot width: 100 feet at the established building line.
  - c. Minimum setbacks: front yard, 50 feet; corner side yard, 50 feet; side yards, 25 feet; and rear yard, 25 feet.
  - d. Maximum floor area ratio: Two square feet of floor space for each 1 square foot of lot area.
  - e. Maximum percentage of lot building coverage: 50 percent.
  - f. Height requirements: Maximum height of 3 stories or 50 feet.

- g. General building setbacks: In addition to any other building setback or yard requirement contained herein, every building hereafter erected or enlarged shall provide and maintain a setback from the public street in accordance with the following requirements:

Primary thoroughfare designated by a state or federal highway number: 75 feet from the property line or 150 feet from the center line of the right-of-way, whichever distance is greater.

3. Permitted Uses: Provided all the use restrictions of this district are observed, the following uses are permitted:

Auditoriums, meeting rooms and other places of assembly  
Automobile car wash/ laundry  
Banks, savings and loans  
Blueprinting and photostating  
Bowling alleys  
Churches  
Clubs and lodges  
Dry cleaning operations (including on-site processing)  
Funeral homes  
Hotels and motels  
Libraries  
Mass transit facilities  
Museums  
Offices  
Printing and publishing (under 5,000 square feet in area)  
Radio and television broadcasting  
Restaurants  
Retail establishments  
Schools, music studios, dance studios  
Service establishments  
Taverns/saloons  
Theaters (indoors)  
Wholesale when used in connection with retail

4. Special Uses:

Any use that involves a retail or service activity conducted more than 25 percent outside completely enclosed buildings.

Any use, such as a drive-in restaurant, drive-in bank or automobile service station, that offers goods or services directly to customers waiting in parked vehicles or that sell food or beverages for consumption in parked motor vehicles on the premises.

Automobile repair  
Automobile service station  
Dwelling units, if located above the first story, except in hotels and motels.  
Heating, air conditioning, electrical, plumbing, general contracting; retail, wholesale  
Motor vehicle sales, new and used  
Movie and stage outdoor theaters  
Planned developments  
Printing and publishing (over 5,000 square feet in area)  
Public facilities  
Recreational facilities (public and private)  
Restaurants with live entertainment  
Tattoo parlors  
Utility stations