

4.7 BUSINESS DISTRICT (B)

4.7.1 Purpose. The purpose of the B District is to provide areas for general business and commercial activities and a limited number of residential uses.

4.7.2 Permitted Uses. Permitted uses for the B District are limited to the following:

- a. Multi-Family Dwellings, subject to Section 4.7.5.g of this Ordinance.
- b. Dwelling Units within Mixed Use Buildings, subject to Section 4.7.5.g of this Ordinance.
- c. All Day Care Businesses.
- d. Schools and other educational services.
- e. Lodging Establishments.
- f. Professional Offices, excluding veterinarians.
- g. Real estate and property management companies.
- h. Personal Services.
- i. Restaurants, catering services and bars.
- j. Mercantile (wholesale and retail).
- k. Arts, entertainment and recreation uses, except outdoor arenas and amusement parks .
- l. Gasoline Stations.
- m. Home Occupations.
- n. Finance and insurance firms.
- o. Semi-Public Uses.
- p. PWSF's or WCF's, attached to street poles, upon the issuance of a Wireless Permit in accordance with the provisions of Article VIII A of this Ordinance.
- q. Broadcasting firms, media offices, and related uses.
- r. Laundromats and dry cleaners.
- s. Government offices and public administration, except correctional institutions.
- t. Administrative and support services.
- u. Health care and social assistance offices.
- v. Parks.

4.7.3 Conditional Uses. Conditional uses for the B District are limited to the following:

- a. Public Service, Public Use and Public Utility Facilities.
- b. Parking lots and parking garages not associated with a permitted use.
- c. Auto dealerships.
- d. Automotive Repair and Maintenance.
- e. Hybrid Production Facilities.
- f. Outpatient Animal Services.
- g. Churches.
- h. PWSF's and WCF's, mounted on any proposed freestanding tower upon the issuance of a Wireless Permit in accordance with the provisions of Article VIII A of this Ordinance. (Lattice towers are prohibited.)
- i. Above ground flammable liquid tanks utilized by a public use.
- j. Temporary Structures.
- k. Roof-mounted and Freestanding Small Scale Wind Energy Systems (WES).
- l. Freestanding Solar Panels, subject to the maximum building height for the applicable district.

(Ord. 1042, §10, 2009)

- 4.7.4 Accessory Uses.
- a. Storage buildings.
 - b. Garages.
 - c. All PWSF's or WCF's, mounted on existing buildings or structures, upon the issuance of a Wireless Permit in accordance with the provisions of Article VIII A of this Ordinance.
 - d. Above ground combustible liquid tanks.
 - e. One Accessory Dwelling Unit on lots of 7,000 square feet or larger, accessory to a non-residential Principal Building.
 - f. Roof-mounted Solar Panels, subject to the maximum building height for the applicable district.

(Ord. 1042, §11, 2009)

- 4.7.5 Bulk Requirements. For other supplementary location and bulk regulations, see Article VII.
- a. Minimum Lot size – None, except as follows:
 1. Townhouse sub-lots shall have an aggregate density of no more than twenty (20) sub-lots per acre
 - b. Maximum Multi-Family and Mixed Use Residential Density - One (1) dwelling unit for each one-twentieth (1/20) of an acre.
 - c. Minimum Lot Width - none except as follows:
 1. Townhouse sub-lots shall conform to the standards established in the IFC.
 - d. Maximum Building Height - thirty five (35) feet, except where otherwise provided.
 - e. Minimum Front Side and Rear Yard Setback – none, except as follows:
 1. Townhouse Units shall be allowed zero setbacks from the lot lines created by a Townhouse Sub-Lot; and
 2. The separation of the buildings containing Townhouse Units in a Townhouse Development parcel shall be not less than six (6) feet as measured between any wall or any projection of a building, including but not limited to eaves, cornices, canopies or other similar roof overhang features, pergolas, chimney chases, bay windows, decks, steps, wainscot, and utility meters; or the minimum distance required by the International Building Code and International Fire Code, whichever is greater.
 - f. Maximum Floor Area:
 1. Buildings or structures containing an Individual Retail/Wholesale Trade shall be limited to an aggregate gross floor area of 36,000 square feet.
 2. Buildings or structures containing a Grouped Retail/Wholesale Trade shall be limited to an aggregate gross floor area of 50,000 square feet.
 - g. Maximum Residential Percentage on Ground Level: 50% of Gross Floor Area.