

# Business Districts

## Summary of Zoning Requirements



## INFORMATION AT-A-GLANCE

REQUIREMENT	B-1	B-2	B-3	B-4	B-5
Minimum Lot Area (sq ft)	Lots shall provide sufficient area and width for principal and accessory structures, parking, loading areas and required setbacks		10,000	30,000	10,000
Minimum Lot Width (ft)			75	150	75
Minimum Corner Lot Width (ft)			85	--	--
<b>Principal Building</b>					
Minimum Front Setback from	25	25	25	25	40
Minimum Rear Setback (ft)	20	25	25	25	25
Minimum Side Setback (ft)	15 <sup>a</sup>	20	20	15	15
Maximum Building Floor	5,000	10,000 office 60,000 other	--	--	--
Maximum Principal Building	35	45	55	50	35
<b>Accessory Building</b>					
Minimum Side & Rear	5/10 <sup>b</sup>	5/10 <sup>b</sup>	5/10 <sup>b</sup>	5/10 <sup>b</sup>	5/10 <sup>b</sup>
Maximum Accessory Building	17	17	17	17	17
Total Floor Area of all Build-					

a. May be increased by City Engineer to accommodate required grading.

b. If property abuts a residential district, side or rear setbacks for principal buildings in abutting

### B-1, B-2, B-4 Permitted Accessory Uses\*

- n Garages used for storage of business vehicles
- n Off-street parking and loading areas
- n Residential quarters for the owner or caretaker;
- only one such dwelling unit on an industrial site
- n Ground-mounted and building-mounted earth
- station dish and terrestrial antennas
- n Solar collectors

\*Additional restrictions apply. Refer to Section 17.0312, 17.0313 and 17.0315.

### B-3 Permitted Accessory Uses\*

- n Garages used for storage of business vehicles
- n Cafeterias, Delicatessens and Restaurants
- located within principal building
- n Off-street parking and loading areas
- n Residential quarters for the owner or caretaker;

The information in this brochure is a summary of the information found in Section 17.0317 of the Municipal Code. It is not intended to be all inclusive. Other sections of the Municipal Code may be applicable to your property.

More information is available from the de-

# Business District Zoning

## B-1 LOCAL BUSINESS DISTRICT

The B-1 Local Business District is intended to provide for individual or small groups of retail and customer service establishments serving primarily the convenience of the local neighborhood, and for which the character, appearance, and operation are compatible with the character of the surrounding area.

### Permitted Uses

The following are permitted uses, provided that there is no outdoor storage of merchandise:  
Bakeries\* n Barber Shops  
Banks, Savings & Loans, Financial Institutions  
Beauty Shops n Book or Stationery Stores  
Business Offices n Camera and Photo Supply Stores Clothing Stores n Confectioneries and Ice Cream Stores, Convenience Food Store  
n Delicatessens n Drug Stores, Florists  
n Essential Services n Furriers and Fur Apparel  
Gift Stores n Hobby and Craft Shops n Insurance Sales, Jewelry Stores n Medical / Dental Clinics  
Messenger Services n Law Offices n Liquor Stores, Music Stores n Newspaper/Magazine Stores, Office Supplies/Business Machine Stores  
Optical Stores n Pet Stores and Pet Grooming  
Plumbing and Heating Supplies n Professional Offices, Real Estate Sales Offices n Restaurants- no drive-ins\*, Self Service Laundry & Dry-cleaning Establishments, Shoe Stores and Leather Goods Stores, Soda Fountains n Sporting Goods Stores  
Stock Brokers and Securities Dealers, Tailor or Dressmaking Shops n Tobacco stores, Travel Agency n Variety Stores n Video Sales/Rental

### Conditional Uses\*

## B-2 COMMUNITY BUSINESS DISTRICT

The B-2 Community Business District is intended to provide for the orderly and attractive grouping at appropriate locations of businesses offering a wider range of retail products and services than are provided in B-1 Local Business Districts. The character, appearance, and operation of any business in the district should be compatible with any surrounding areas.

### Permitted Uses

The following are permitted uses, provided that there is no outdoor storage of merchandise:  
Any use permitted in the B-1 Local Business District  
Antique and Collectors Stores n Art Galleries  
Art Supply Stores n Catering Services Clubs, Fraternities, & Sororities n Coin/Philatelic Stores, Currency exchanges  
n Dog Training Facilities\*, Electronic Equipment Sales/Service/Repair, Fish Markets n Fruit Stores. n Interior Decorators, Janitorial Supplies/Services  
n Laundries & Dry-cleaners\* Meat Markets n Neighborhood Food Store, Paint, Glass, Wallpaper Stores n Photo and Art Studios, Physical Fitness Centers n Printing Services\*, Public Utility Offices n Radio and TV Studios\*, Taverns and Cocktail Lounges n Testing Laboratories, Upholstering n Vegetable Stores.

### Conditional Uses\*

n Any conditional use permitted in the B-1 Local Business District  
n Any permitted use with a building area in excess of 60,000 square feet  
n Outdoor Display of Retail Merchandise  
n Public Passenger Transportation Ter-

## B-3 OFFICE & PROFESSIONAL BUSINESS DISTRICT

The B-3 Community Business District is intended to provide for individual or groups of buildings limited to office, professional, and special service uses where the office use would be compatible with other adjacent uses.

### Permitted Uses

Administrative/Public Service Offices  
n Attorney Offices Banks, Savings & Loans,  
Financial Institutions, Barber Shops n Beauty Shops n Doctors' Offices, Group Day Care  
Centers\* n Insurance Sales Offices, Interior  
Decorators n Medical and Dental Clinics,  
Photography and Art Studios, Professional Offices (architect, engineer, accountant, etc), Real Estate Offices n Video Productions

### Conditional Uses\*

n Drive-through Financial Institutions  
n Group Day Care Centers with Outdoor Activity Areas  
n Public Passenger Transportation Terminals  
n Radio and TV Broadcast Stations and Studios  
n Solar Energy Collectors  
n Utility Substations, Municipal Wells, Pumping  
Stations, and Towers

\*Additional restrictions apply. Refer to Section 17.0314.

## B-4 HIGHWAY BUSINESS DISTRICT

The B-4 Highway Business District is intended to provide for the orderly and attractive grouping at appropriate locations along federal, state and county highway routes of those businesses and customer services which are logically related to and dependent upon

## B-4 Permitted Uses continued

n Furniture Stores Indoor Tennis/Racquetball Courts Physical Fitness Centers and Health Clubs  
Garden Centers n Hardware Stores Hotels  
And Motels n Mail-Order Service Stores  
Restaurants - including Drive-ins  
Theaters and Other Amusement Places.  
Utility Offices n Automotive Parts & Accessories\*

### Conditional Uses\*

n Any conditional use permitted in the B-2 Community Business District  
n Animal Hospitals  
n Broadcast Studios  
n Car Washes  
n Contractor's Offices and Shops  
n Lumber and Millwork Yards, Saw & Planing Mills  
n Radio and TV Transmission Towers  
n Receiving Towers  
n Relay and Microwave Towers  
n Sales and Service: Auto, motorcycle, recreational, marine, and aircraft  
\*Additional restrictions apply. Refer to Section 17.0315.

## B-5 ADULT ORIENTED FACILITIES DISTRICT

The B-5 Adult Oriented Facilities District is intended to: protect the public health, safety, welfare and morals of the community; to promote the stability of property values; and to impose restrictions upon those activities which pander to gross sexuality in a manner that would detract from the neighborhood and adversely affect the property values, increase crime and violence and be repugnant to the morals of the community. In recognition of the protections afforded to the citizens under the 1st and 4th Amendments, it is not the intent to inhibit freedom of speech or the freedom of the press, but rather to restrict the location of defined material and activities consistent with the City's interest in the present and future character of its community de-