

- **Section 4. - Business district (B).**

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(1)

*Purpose:* This district is intended to provide an area of general commerce devoted to a healthy economic environment while minimizing impacts on more fragile areas.

(2)

*Permitted Uses:*

(a)

Day care.

(b)

Churches, schools, libraries and museums.

(c)

General retail sales—Service establishments.

(d)

Offices.

(e)

Financial institutions.

(f)

Restaurants (sit down, drive through and drive in).

(g)

Entertainment. (Establishments whose gross receipts for the sale of alcoholic beverages constitute less than fifty (50) percent of their overall gross receipts).

(h)

Business accessory use.

(3)

*Permitted as Exceptions by Land Use Commission and City Council:*

(a)

All uses permitted in Residential District, Mixed Residential District and Mobile Home District.

(b)

\*\*All proposed buildings to be constructed greater than 50 feet shall meet International Building Code construction requirements and require Land Use Commission and City Council approval.

(c)

The procedure for Permitted as Exceptions by Land Use Commission and City Council shall be in accordance with Article III, Part 2, Section 1.

(4)

*Development Standards:*

(a)

No front foot dimension of a lot shall be less than fifty (50) feet. The total area of a lot shall not be less than six thousand (6,000) square feet.

(1)

Exception. No front foot dimension of any lot in a cul-de-sac shall be less than thirty (30) feet and a total area of a lot shall not be less than ten thousand (10,000) square feet. In a cul-de-sac with a front foot of fifty (50) feet or more the lot shall not be exempt from the requirement of (b) of Article IV, Part 3, Section 4 (3).

(b)

All development in the Business District shall conform to the development standards set out in the following table:

Side and rear setbacks to be determined by building codes adopted by city.

Expand

Use	Density	Lot Size (sq. ft.)	Front Setback (sq. ft.)	Height (ft.)
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<b>Use</b>	<b>Density</b>	<b>Lot Size (sq. ft.)</b>	<b>Front Setback (sq. ft.)</b>	<b>Height (ft.)</b>
Single Family	7 du/a	6,000	20	35
Multi-family	18 du/a	6,000	20	50
Retail and Service	FAR .5	5,000	20	50
Offices, Restaurant and Entertainment	FAR 1	5,000	20	50**
Schools, Churches	—	10,000	20	50**

(Ord. No. 586, 5-10-04; Ord. No. 587, 5-10-04; Ord. No. 760, 2-12-07; Ord. No. 769, 4-9-07; Ord. No. 814, 10-9-07; Ord. No. 904, 2-3-09; Ord. No. 907, 2-9-09; Ord. No. 912, 3-9-09; Ord. No. 1265, 11-10-14; Ord. No. 1289, 4-13-15)