NEIGHBORHOOD BUSINESS - B-1

Non-Residential and Nilxed Use District

Adoption Date: March 18, 2015 Princ Date: April 10, 2015

The B-1 district accommodates small-scale office, retail, and service uses compatible with adjacent residential analphoritions. Development within this district is served by public sanitary sever and water, services. The B-2 district is intended for areas planned för ochmercial uses, and för small portions of areas planned för ocigibiorabiol development, within the Comprehensive Plan. (Predecessor district B-1 Neighborhood Convenience Résill and Service)

Permitted Uses;

Primary Use:

- Community Garden Mixed Use Owelling Unit
- Passive Outdoor Public Recreation indoor traditional-General
- Public Sendor or Utility

Accessory Uses

- Detached Accessory Structure (testidential see)
 Family Day Care House (4-8 Children)

Geothesmal Energy System
Small Wind Energy System
Small Scien Stierry System

Denation Drop-off Box or Venicing Machine

Private Labe (Pond)

Actism Studio Group Day Care Center Indoor Sales or Service

Personal or Professional Saxios

- Cocipany Cafecaria
- Company Provided Or-site Recreation or Child Care

- nd Accessory Structure (non-residential use)

- Small Exterior Communication Device

Conditional Uses:

Printary Uses:

- Two Fandy Busidential
- Active Outdoor Public Recrestion Mints-Family (3-6 units/building)
- Indicor histiautional intensive

- herikisional Residential
- Community Using Arrangement (1-8 residents)
 Community Using Arrangement (9-15 residents)

Accessory Uses:

- #
- Riesidential Business
 Accessory Dwelling Unit:
 Animal Fancier

Laigs Edisidor Communication Device Vehicle Course or Track

Outdoor Alcohol Asea

Communications Tower Microbeverage Production Facility
Difficite Parking

Tourist According House Commercial Indoor Lodging

Temporary Uses:

- Temporary Durdoor Sales
- Outdoor Assentify or Special Event Contractor's Project Office: Contractor's Questic Spulpment Shange Facility
 - ¥ .
 - Reloactable Building
- Temporary Shelter On-Site: Real Estate Sales Office Temporary Postable Storage Container

Zone B-1

Definitions:

Parmitted liber. Land uses listed as permitted user are permitted by right, subject to all applicable requirements of this Chapter and all

other applicable regulations.

Conditional tipe Liand uses total as concilered tipes are allowed only with a conditional use permit subject to all applicable regulations.

of this Clapter and all other applicable regulations.

Temporary like: Temporary land uses are alknived on a hanguorary beas subject to temporary use approval requirements in Section 94.13.07.

Unlisted User-Authorization may be granted by the Zoning Administrator. Flease see Section 94.3.112[3] for more details.

Dimensions and Density Standards:

05	20%	8	80	20,000 ft ²
U	Surface Batio (LSR)	Street Fromage (%)	THE	
Max Floor Area Ratio (FAI	Minimum Landscape	Minimum Public	Minimum Lot Width	Minimism Lot Size

Thes not lecteds structured parting or undergonerd parting.

	Princip	Front and Street	ᅜ
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# dicin	al Budiciles	7	10
num Sethacks (fil)*	Detectand Accessory	interfor Side and Rear **	ω
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allding Help	Aron	Foot	20
Bitte	Accessory Building	Hoors	jui

"See Section 94, A.1973 for an north related to detected accesses) inadiggs has subwittin food quit a new, mildrann separation requirements associated with detected a cosmoposium ties, and other standards associated with detected accesses; beautiful from the contract of the contract of

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**Application included may be required, about goods a field the building for the building of the particle of the sentenate of the sentenate

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Community Living Arrangement (164 residents)

Outdoor Display

Drive-in se Drive-theough Sales or Service edoor Commercial Baterrainment sed and Breakfast

On Building	Freestanding	Madinum Minimos of Sens
Type: Wall Sign, Awaing or Projecting Type: Monument or Ann/Post	Type: Monutaent or Ann/Post	ONE On Building sign per signable wall
		per business.
Max Area: 50 地 or 1 地 per linear foot Max Asea: 48 地	Max Agen: 48 1	
of frontage, whichever is less per		ONE Freestanding sign per lot with
signable wall	Man Height. 8 ft	setback equaling the height of the
		stem no less than 316

"If any discrepancies between this document and Chapter 94 of the Municipal Code (Zoning Code) occur the language of Chapter 94 of the Municipal Code shall pievall. This document is designed as a convenience and all information shall be corroborated with Chapter 94 of the Municipal Code.

Sec 94.3.05 Allowable Uses In Non-Residential And Mixed Use Zoning Districts

Figure 3.05: Allowable Uses in Non-Residential and Mixed Use Zoning Districts

P = Permitted Use C = Conditional Use T = Temporary Use									
P/C = Use allowance varies-see Sec. 94.4.0# Empty Cell = Prohibited Use									
Land Use Category (#) Land Use Type	Zoniı	ng Dis	trict (see k	ey at	end o	f figu	re)	
	INT	B-1	B-2	B-3	BP	LI	GI	RM	
Residential Land Uses (see Section 94.4.02 for descrip	otions	and sta	andar	ds for	each	land ι	ise)		
(1) Single-Family Detached Residence								Р	
(2) Two-Family Residence		С							
(3) Multi-Family Residence		С			С				
(4) Manufactured Home Community									
(5) Mixed Use Dwelling Unit		Р	Р	С					
Agricultural Land Uses (see Section 94.4.03 for descriptions and standards for each land use)									
(1) Agricultural Use								P/C	
(2) Agricultural-Related Use			С	Р	С	Р	Р	P/C	
(3) Community Garden	Р	Р	Р	Р	С	С	С	Р	
(4) On-site Agricultural Retail								Р	
Institutional and Recreational Land Uses (see Sectionse)	on 94.	4.04 fo	r des	criptio	ns/sta	ndard	s for	each	
(1) Passive Outdoor Public Recreation	Р	Р	Р	Р	Р	Р	Р	Р	
(2) Active Outdoor Public Recreation	Р	С	Р	Р	Р	Р	Р	Р	
(3) Indoor Institutional—General	Р	Р	Р	Р		С	С	С	
(4) Indoor Institutional—Intensive	Р	С	С	Р					
(5) Outdoor Institutional	Р	С	С	С	С	С	С	С	
(6) Public Service or Utility	Р	Р	Р	Р	Р	Р	Р	Р	
(7) Institutional Residential	Р	С	С	С	С	С	С		
(8) Community Living Arrangement (1-8)		С						Р	
(9) Community Living Arrangement (9-15)	С	С	С		С			С	
(10) Community Living Arrangement (16+)	Р	С	С		С				
Commercial Land Uses (see Section 94.4.05 for descr	iptions	and s	tanda	rds fo	r each	land	use)		
(1) Office	С	Р	Р	Р	Р	Р	Р	С	
(2) Personal or Professional Service		Р	Р	Р	Р	Р	Р		
(3) Artisan Studio		Р	Р	Р	С	С		С	
(4) Group Day Care Center	Р	Р	P	Р	С	С		С	

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(5) Indoor Sales or Service		Р	Р	Р	С	С				
(6) Outdoor Display		С	Р	Р		С	С			
(7) Indoor Repair and Maintenance			Р	Р		Р	Р	С		
(8) Outdoor and Vehicle Repair and Maintenance			С	Р		Р	Р	С		
(9) Drive-In or Drive-Through Sales or Service		С	Р	Р	С	С	С			
(10) Indoor Commercial Entertainment		С	Р	Р	Р	С	С			
(11) Outdoor Commercial Entertainment		С	С	С				С		
(12) Commercial Animal Establishment		С	Р	Р		С		С		
(13) Bed and Breakfast		С	С					С		
(14) Boarding House			С					С		
(15) Campground	С							С		
(16) Commercial Indoor Lodging		С	Р	Р	Р					
(17) Tourist Rooming House		С						С		
(18) Adult Entertainment or Adult-Oriented Establishment							С			
(19) Large Retail and Commercial Service Development			С	С						
(20) Micro-beverage Production Facility		С	Р	Р	С	Р	Р	С		
Storage or Disposal Land Uses (see Section 94.4.06 for descriptions and standards for each land use)										
(1) Indoor Storage or Wholesaling				Р	С	Р	Р	С		
(2) Outdoor Storage or Wholesaling	С			С		P/C	Р	С		
(3) Personal Storage Facility				С		С	С			
(4) Junkyard or Salvage Yard							С			
(5) Solid Waste Disposal, Composting, and/or Recycling Facility	С					С	С			
(6) Auction Yard				С		С	С	С		
Transportation Land Uses (see Section 94.4.07 for de	scripti	ons an	d stan	dards	for e	ach la	nd us	e)		
(1) Off-Site Parking	С	С	С	С	С	С	С	С		
(2) Airport or Heliport	С					С	С	С		
(3) Freight Terminal and Mass Transportation Depot						С	Р			
(4) Distribution Center						P/C	Р			
(5) Livestock or Farm Commodity Trucking						С	Р	С		
Industrial Land Uses (see Section 94.4.08 for descripti	ons a	nd star	ndards	for e	ach la	nd use	∍)			
(1) Light Industrial				С	С	Р	Р	С		
(2) Heavy Industrial						С	Р			
(3) Communications Tower	С	С	С	Р	С	Р	Р	Р		
(4) Non-Metallic Mineral Extraction							С	С		
Accessory and Miscellaneous Land Uses (see Section 94.4.09 for descriptions/standards for each										

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(1) Detached Accessory Structure (For Non-Residential Use)	Р	Р	Р	Р	Р	Р	Р	Р
(2) Detached Accessory Structure (For Residential Use)		Р						Р
(3) Family Day Care Home (4-8 children)		Р	Р					Р
(4) Intermediate Day Care Home (9-15 children)								С
(5) Home Occupation		С						Р
(6) Residential Business		С						С
(7) In-Home Suite								Р
(8) Accessory Dwelling Unit		С	С	С				С
(9) Animal Fancier		С	С					Р
(10) Keeping of Farm Animals on Residential Lots and School Sites	С							Р
(11) Company Cafeteria	Р	Р	Р	Р	Р	Р	Р	
(12) Company Provided On-site Amenities	Р	Р	Р	Р	Р	Р	Р	
(13) Indoor Sales Incidental to Storage or Light Industrial Land Use				Р	Р	Р	Р	С
(14) Light Industrial Activities Incidental to Indoor Sales or Services				Р	С	С		
(15) Outdoor Display Incidental to Indoor Sales or Services			Р	Р	С	С		
(16) Outdoor Alcohol Area	P/C	P/C	P/C	P/C	P/C			P/C
(17) Small Exterior Communication Device	Р	Р	Р	Р	Р	Р	Р	Р
(18) Large Exterior Communication Device	С	С	Р	Р	Р	Р	Р	С
(19) Geothermal Energy System (GES)	P	Р	Р	Р	Р	Р	Р	Р
(20) Small Wind Energy System	Р	Р	Р	Р	Р	Р	Р	Р
(21) Small Solar Energy System	Р	Р	Р	Р	Р	Р	Р	Р
(22) Outdoor Solid Fuel Furnace				С		Р	Р	Р
(23) Private Lake (Pond)	Р	Р	Р	Р	Р	Р	Р	Р
(24) Vehicle Course or Track	С	С	С	С				Р
(25) Donation Drop-Off Box or Vending Machine	Р	Р	Р	Р	С	Р	Р	
Temporary Land Uses (see Section 94.4.10 for descrip	tions a	and sta	andard	ls for	each l	and u	se)	
(1) Temporary Outdoor Sales	Т	Т	Т	Т	Т	Т	T	Т
(2) Garage, Yard, Estate, and In-Home Sales								Т
(3) Outdoor Assembly or Special Event	Т	Т	Т	Т	Т	Т	Т	Т
(4) Contractor's Project Office	Т	Т	Т	Т	Т	Т	Т	Т
(5) Contractor's On-Site Equipment Storage Facility	Т	Т	Т	T	Т	Т	Т	Т
(6) Relocatable Building	T,	Т	Т	Т	Т	Т	Т	Т
(7) On-Site Real Estate Sales Office		Т	Т	Т	Т	Т	T	

		13-1				Mag	He 7	-4
(8) Seasonal Outdoor Sales of Farm Products	Т		Т	Т				Т
(9) Temporary Portable Storage Container	T	Т	Т	Т	Т	Т	Т	Т
(10) Temporary Shelter	T	Т	Т	Т	Т	Т	Т	Т
(11) Temporary Agricultural Structure								Т
(12) Temporary Unscreened Outdoor Storage Accessory to Industrial Use				Т		Т	Т	
(13) Temporary Sales by Mobile Food Vendors	Т	Т	Т	T	Т	Т	Т	Т
(14) Temporary Asphalt, Batch or Concrete, Stone Crushing and/or Processing Operations	T/C	T/C	T/C	T/C	T/C	T/C	T/C	T/C

Key to Zoning Districts:

INT = Institutional

B-1 = Neighborhood Business

B-2 = Highway Business

B-3 = General Business

BP = Business Park

LI = Limited Industrial

GI = General Industrial

RM = Rural Mix

HISTORY

Amended by Ord. 16-021 on 4/20/2016 Amended by Ord. 16-025 on 5/18/2016 Amended by Ord. 16-032 on 8/18/2016 Amended by Ord. 16-036 on 8/18/2016 Amended by Ord. 16-044 on 10/20/2016 Amended by Ord. 16-046 on 12/21/2016 Amended by Ord. 17-010 on 4/19/2017 Amended by Ord. 17-020 on 6/21/2017 Amended by Ord. 17-032 on 9/21/2017 Amended by Ord. 17-034 on 11/24/2017 Amended by Ord. 19-001 on 1/23/2019