

§ 425-296. B-4 Business Zone standards.

- A. Purpose. It is the purpose of these zones to encourage larger scale comprehensively planned, regional commercial complexes along selected arterials within the City. It is important that zone requirements and design standards not be sacrificed to allow overdevelopment or improper utilization of properties, as this would negatively impact upon the character of these business areas and upon the quality of life of adjoining residential areas. Strict adherence to design standards is deemed very important because these zones contribute significantly to the City's image because of their high visibility.
- B. Permitted uses. Permitted uses in the B-4 Business Zone shall be as follows:
 - (1) All uses permitted in the B-3 Zone, except for public garage (car wash, auto body shop, towing facility), drive-in theater, flea market, self-storage business, sign business, new and used car sales, and billboard. **[Amended 4-10-2007 by Ord. No. 2007-26; 6-24-2008 by Ord. No. 2008-39]**
 - (2) Community shopping center/planned commercial development.
- C. Accessory uses. Accessory uses in the B-4 Business Zone shall be as follows:
 - (1) All accessory uses permitted in the B-1 Zone.
- D. Conditional uses. Conditional uses in the B-4 Business Zone shall be as follows:
 - (1) Recreational facility.¹

1. Editor's Note: Former Subsections D(1), Church, congregation, and D(2), Cemetery, crematorium, which preceded this subsection, were repealed 4-10-2007 by Ord. No. 2007-26 and 6-24-2008 by Ord. No. 2008-39. Former Subsection D(3), Mobile home park, which previously followed this subsection, was repealed 5-25-1999 by Ord. No. 98-69. Former Subsection D(4), Heliport, helistop, helipad, which previously followed this subsection, was repealed 4-10-2007 by Ord. No. 2007-26 and 6-24-2008 by Ord. No. 2008-39.