

Sec. 4.3. - Business Base Zoning Districts.

General Purposes of Business Base Zoning Districts. The Business (B) base zoning districts are established for the general purpose of ensuring there are lands in the City that provide a wide range of office, retail, service, institutional, and related uses to meet household and business needs, and more specifically to:

1. Provide appropriately located lands for the full range of business uses needed by the City's residents, businesses, and workers, consistent with the goals, objectives, and policies of the comprehensive plan and any small area plans adopted by the City;
2. Strengthen the City's economic base, and provide employment opportunities close to home for residents of the City and surrounding communities;
3. Create suitable environments for various types of business uses, and protect them from the adverse effects of incompatible uses;
4. Create suitable environments for various types of mixed-use development, where business, office, retail, and residential uses are designed and integrated in compatible ways;
5. Support the governmental activities taking place in the City;
6. Preserve the unique character of the downtown and historic districts, landmarks, and landmark sites;
7. Minimize the impact of business development on residential districts and uses; and
8. Promote sustainable development in terms of energy efficiency and conservation, greenhouse gas reductions, food security, materials recycling, and similar sustainability goals.

| BUSINESS BASE ZONING DISTRICTS | |
|---------------------------------------|-----------------------|
| District Abbreviation | District Name |
| OP | Office/Professional |
| BP | Business Professional |
| BR-1 | Business Retail |
| BR-2 | Business Retail |
| BA | Business Automotive |

A. Office/Professional (OP).

Typical Building Types



1. *Purpose.* The purpose of the Office/Professional (OP) district is to accommodate primarily small-scale office development for professional services. It also accommodates limited institutional uses as special uses or public or semi-public uses.
2. *Use Standards.* See use tables and use-specific standards in [Article 5](#) and any modified use standards for any overlay districts (Section [4.9](#))—particularly the E-Zone Overlay district.
3. *Intensity and Dimensional Standards*¹.

| | |
|---|--------------------|
| Lot area, minimum ² | 10,000 sf |
| Lot width, minimum | 100 ft |
| Lot depth, minimum | 100 ft |
| Lot frontage on an improved street, minimum | 50 ft ³ |
| Density, maximum (du/ac) | n/a |
| Floor area ratio (FAR), maximum | n/a |
| Living area per dwelling unit, minimum | n/a |
| Lot coverage, maximum (% of lot area) | 35% |
| Structure height, maximum | 35 ft |
| Front yard setback, minimum | 30 ft |
| Street side yard setback, minimum | 30 ft |

| | |
|-------------------------------------|-------|
| Interior side yard setback, minimum | 15 ft |
| Rear yard setback, minimum | 30 ft |
| Spacing between buildings, minimum | n/a |

NOTES: [sf = square feet; ft = feet; in = inches; du/ac = dwelling units/acre; BR = bedrooms]

1. See measurement rules and allowed exceptions/variations in Section 11.4, Measurement, Exceptions, and Variations of Intensity and Dimensional Standards.
2. May be reduced for an irregularly shaped lot (e.g., a cul-de-sac lot), provided the lot is at least 50 ft wide at a line located within 400 ft from the right-of-way of an improved street.
3. Applicable to regularly shaped lots containing a structure; 20 ft for all other lots.

4. *Development Standards.* See development standards in [Article 6](#) and any modified development standards for any overlay districts (Section [4.9](#)).

Typical Development Configuration (Example Only)

B. Business Professional (BP).

Typical Building Types

1. *Purpose.* The purpose of the Business Professional (BP) district is to accommodate primarily small-scale office development for business and professional services. It also accommodates small sit-down restaurants and personal service establishments, limited institutional uses, and residential development. Other institutional and open area uses may be allowed as special uses or public or semi-public uses.
2. *Use Standards.* See use tables and use-specific standards in Article 5 and any modified use standards for any overlay districts (Section 4.9)—particularly the E-Zone Overlay district.
3. *Intensity and Dimensional Standards¹.*

| | Multifamily Dwellings and Complexes | Nonresidential Development |
|---|--|-----------------------------------|
| Lot area, minimum ² | 6,500 sf | n/a |
| Lot width, minimum | ≤4 units: 65 ft | n/a |
| | ≥5 units: 80 ft | |
| Lot depth, minimum | 100 ft | n/a |
| Lot frontage on an improved street, minimum | 50 ft ^{3,4} | 20 ft |
| Density, maximum (du/ac) | 40 du/ac | n/a |
| Floor area ratio (FAR), maximum | n/a | n/a |
| Living area per dwelling unit, minimum | 1 BR: 450 sf | n/a |
| | 2 BR: 550 sf | |
| | | |

| | | | |
|---------------------------------------|------------|--|--|
| | | 3 BR: 700 sf | |
| | | ≥4 BR: 900 sf | |
| Lot coverage, maximum (% of lot area) | | 35% | 35% |
| Structure height, maximum | | 75 ft | n/a |
| Front yard setback, minimum | | 25 ft | 25 ft |
| Street side yard setback, minimum | | 25 ft + 6 in per foot of height >35 ft | 25 ft + 6 in per foot of height >35 ft |
| Interior side yard setback, minimum | ≤2 stories | 7.5 ft | 7.5 ft |
| | ≥3 stories | 15 ft + 6 in per foot of height >35 ft | 15 ft + 6 in per foot of height >35 ft |
| Rear yard setback, minimum | | 25 ft + 6 in per foot of height >35 ft | 25 ft + 6 in per foot of height >35 ft |
| Spacing between buildings, minimum | | Multifamily complex shall be 40 ft front to front, front to rear, or front to side, and 25 ft side to side | n/a |

NOTES: [sf = square feet; ft = feet; in = inches; du/ac = dwelling units/acre; BR = bedrooms]

1. See measurement rules and allowed exceptions/variations in Section 11.4, Measurement, Exceptions, and Variations of Intensity and Dimensional Standards.
2. May be reduced for an irregularly shaped lot (e.g., a cul-de-sac lot), provided the lot is at least 50 ft wide at a line located within 400 ft from the right-of-way of an improved street.
3. 100 ft for multifamily complex lots.

4. *Development Standards.* See development standards in [Article 6](#) and any modified development standards for any overlay districts (Section [4.9](#)).

Typical Development Configuration (Example Only)

C. Business Retail-1 (BR-1).

Typical Building Type



1. *Purpose.* The purpose of the Business Retail-1 (BR-1) district is to accommodate a wide range of retail sales and service uses (from florists, jewelry stores, and gift shops to department and variety stores, furniture stores, and home and building supply centers), but excluding auto oriented uses (gas stations, vehicle repair and servicing, drive-in or drive-through businesses). It also accommodates multifamily residential development and limited institutional and commercial uses, generally as special uses or public or semi-public uses.
2. *Use Standards.* See use tables and use-specific standards in [Article 5](#) and any modified use standards for any overlay districts (Section [4.9](#)).

3. Intensity and Dimensional Standards¹.

| | | Multifamily Dwellings and Complexes | Nonresidential Development |
|--|------------|--|----------------------------|
| Lot area, minimum | | 6,500 sf | n/a |
| Lot width, minimum | | ≤4 units: 65 ft | n/a |
| | | ≥5 units: 80 ft | |
| Lot depth, minimum | | 100 ft | n/a |
| Density, maximum (du/ac) | | 10 du/ac | n/a |
| Floor area ratio (FAR), maximum | | n/a | 1.0 |
| Living area per dwelling unit, minimum | | 1 BR: 450 sf | n/a |
| | | 2 BR: 550 sf | |
| | | 3 BR: 700 sf | |
| | | ≥4 BR: 900 sf | |
| Lot coverage, maximum (% of lot area) | | 35% | n/a |
| Structure height, maximum | | n/a | n/a |
| Front yard setback, minimum | | 25 ft | n/a |
| Street side yard setback, minimum | | 25 ft + 6 in per foot of height >35 ft | n/a |
| Interior side yard setback, minimum | ≤2 stories | 7.5 ft | n/a |
| | | | |

| | | | |
|---|------------|---|-----|
| | ≥3 stories | 15 ft + 6 in per foot of height >35 ft | n/a |
| Rear yard setback, minimum | | 25 ft + 6 in per foot of height >35 ft | n/a |
| <p>NOTES: [sf = square feet; ft = feet; in = inches; du/ac = dwelling units/acre; BR = bedrooms]</p> <p>1. See measurement rules and allowed exceptions/variations in Section 11.4, Measurement, Exceptions, and Variations of Intensity and Dimensional Standards.</p> | | | |

- 4. *Development Standards.* See development standards in Article 6 and any modified development standards for any overlay districts (Section 4.9), subject to the following modifications:
 - a. Off-street parking is not required.

Typical Development Configuration (Example Only)



D. Business Retail-2 (BR-2).

Typical Building Type

1. *Purpose.* The purpose of the Business Retail-2 (BR-2) district is to accommodate a wide range of retail sales and service uses (from florists, jewelry stores, and gift shops to department and variety stores, furniture stores, and home and building supply centers), but excluding auto oriented uses (gas stations, vehicle repair and servicing). It also accommodates commercial docking facilities, multifamily residential development, and limited institutional and commercial uses, generally as special uses or public or semi-public uses.
2. *Use Standards.* See use tables and use-specific standards in [Article 5](#) and any modified use standards for any overlay districts (Section [4.9](#)).
3. *Intensity and Dimensional Standards¹.*

| | Multifamily Dwellings and Complexes | Nonresidential Development |
|---|--|-----------------------------------|
| Lot area, minimum | 6,500 sf | n/a |
| Lot width, minimum | ≤4 units: 65 ft | n/a |
| | ≥5 units: 80 ft | |
| Lot depth, minimum | 100 ft | 100 ft |
| Lot frontage on an improved street, minimum | 20 ft | 20 ft |
| Density, maximum (du/ac) | 40 du/ac | n/a |
| Floor area ratio (FAR), maximum | n/a | 3.0 |
| Living area per dwelling unit, minimum | 1 BR: 450 sf | n/a |
| | | |

| | | | |
|---------------------------------------|------------|--|-----|
| | | 2 BR: 550 sf | |
| | | 3 BR: 700 sf | |
| | | ≥4 BR: 900 sf | |
| Lot coverage, maximum (% of lot area) | | 35% | n/a |
| Structure height, maximum | | n/a | n/a |
| Front yard setback, minimum | | 25 ft | n/a |
| Street side yard setback, minimum | | 25 ft + 6 in per foot of height >35 ft | n/a |
| Interior side yard setback, minimum | ≤2 stories | 7.5 ft | n/a |
| | ≥3 stories | 15 ft + 6 in per foot of height >35 ft | n/a |
| Rear yard setback, minimum | | 25 ft + 6 in per foot of height >35 ft | n/a |

NOTES: [sf = square feet; ft = feet; in = inches; du/ac = dwelling units/acre; BR = bedrooms]

1. See measurement rules and allowed exceptions/variations in Section 11.4, Measurement, Exceptions, and Variations of Intensity and Dimensional Standards.

- 4. *Development Standards.* See development standards in [Article 6](#) and any modified development standards for any overlay districts (Section [4.9](#)).

Typical Development Configuration (Example Only)

E. Business Automotive (BA).

Typical Building Type

1. *Purpose.* The purpose of the Business Automotive (BA) district is to accommodate a wide range of retail sales and service uses (from florists, jewelry stores, and gift shops to department and variety stores, furniture stores, and home and building supply centers)—and including auto-oriented uses (gas stations, vehicle repair and servicing, vehicle sales or rental, taxi or limousine service facilities, drive-in or drive-through businesses). The district also accommodates adult uses, commercial docking facilities, multifamily residential development, and institutional uses, as well as limited commercial uses, generally as special uses.
- 2.

Use Standards. See use tables and use-specific standards in [Article 5](#) and any modified use standards for any overlay districts (Section [4.9](#)).

3. *Intensity and Dimensional Standards*¹.

| | Multifamily Dwellings and Complexes | Nonresidential Development |
|---|--|-----------------------------------|
| Lot area, minimum | 6,500 sf | n/a |
| Lot width, minimum | ≤4 units: 65 ft | n/a |
| | ≥5 units: 80 ft | |
| Lot depth, minimum | 100 ft | 100 ft |
| Lot frontage on an improved street, minimum | 20 ft | 20 ft |
| Density, maximum (du/ac) | 40 du/ac | n/a |
| Floor area ratio (FAR), maximum | n/a | 3.0 |
| Living area per dwelling unit, minimum | 1 BR: 450 sf | n/a |
| | 2 BR: 550 sf | |
| | 3 BR: 700 sf | |
| | ≥4 BR: 900 sf | |
| Lot coverage, maximum (% of lot area) | 35% | n/a |
| Structure height, maximum | n/a | n/a |
| Front yard setback, minimum | 25 ft | n/a |
| Street side yard setback, minimum | 25 ft + 6 in per foot of height >35 ft | n/a |

| | | | |
|---|------------|--|-----|
| Interior side yard setback, minimum | ≤2 stories | 7.5 ft | n/a |
| | ≥3 stories | 15 ft + 6 in per foot of height >35 ft | n/a |
| Rear yard setback, minimum | | 25 ft + 6 in per foot of height >35 ft | n/a |
| <p>NOTES: [sf = square feet; ft = feet; in = inches; du/ac = dwelling units/acre; BR = bedrooms]</p> <p>1. See measurement rules and allowed exceptions/variations in Section 11.4, Measurement, Exceptions, and Variations of Intensity and Dimensional Standards.</p> | | | |

4. *Development Standards.* See development standards in [Article 6](#) and any modified development standards for any overlay districts (Section [4.9](#)).

Typical Development Configuration (Example Only)

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