

DIVISION 12. - B-1 BUSINESS DISTRICT

Footnotes:

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Cross reference— *Businesses, ch. 18.*

Sec. 102-341. - Purpose.

The B-1 business district is established to implement comprehensive plan policies for managing transitional areas between residential land uses and more intense commercial and industrial uses.

(LDC 1997, ch. 3, § 1.06(k))

Sec. 102-342. - Permitted uses.

Permitted uses in the B-1 district are as follows:

- (1) Offices.
- (2) Personal services.
- (3) Convenience stores without fuel operations.
- (4) Laundry and dry cleaning retail stores.
- (5) Financial services.
- (6) Office supply.
- (7) Retail sales and services.
- (8) Business services.
- (9) Office complex.
- (10) Maintenance contractor.
- (11) Medical office/clinic.
- (12) Manufactured home sales and service.
- (13) Office condominiums.
- (14) Restaurants.
- (15) Banks.
- (16) Health/exercise club.
- (17) Adult/vocational education.
- (18) Learning center.

Applicants for proposed adult/vocational education or learning center uses pursuant to [subsections] (17) and (18) shall submit a B-1 permitted use staff review application, along with the associated application fee, to the city planning department for DRC review. DRC shall provide the city manager with its written recommendations, and the city manager shall consider the same and approve, approve with conditions, or deny the application and convey such decision in writing to the applicant. In the event the city manager denies the B-1 permitted use staff review application, the applicant may appeal such decision to the city council.

(LDC 1997, ch. 3, § 1.06(k)(1); Ord. No. 2008-23, § 1, 7-1-2008)

Sec. 102-343. - Uses permitted as special exception uses upon approval.

Uses permitted as special exception uses upon approval in the B-1 district are as follows:

- (1) Convenience stores with fuel operations.
- (2) Athletic/sports facility.
- (3) Commercial recreation facility.
- (4) Veterinary clinics.
- (5) Accessory structures, which may include a residence, and uses incidental to agricultural activity.
- (6) Day care centers.
- (7) Nursing home.
- (8) Adult congregate living facilities.
- (9) Recreational vehicle park (RV).
- (10) Residential land uses.
- (11) Pet day care and boarding facilities.
- (12) Tattoo establishment.

(LDC 1997, ch. 3, § 1.06(k)(2); Ord. No. 2009-03, § 1, 2-17-2009; Ord. No. 2010-11, § 1, 4-20-2010)

Sec. 102-344. - Uses expressly prohibited.

Uses expressly prohibited in the B-1 district are as follows:

- (1) Manufacturing: processing.
- (2) Manufacturing: craftsman shop.
- (3) Adult entertainment.
- (4) Uses prohibited by city, state and federal law.
- (5) Agriculture: processing — packinghouses and slaughterhouses.

(LDC 1997, ch. 3, § 1.06(k)(3))

Sec. 102-345. - Design standards.

Design standards in the B-1 district are as follows:

- (1) There are no minimum living area requirements.
- (2) The minimum lot size shall be 22,500 square feet.
- (3) The minimum lot width shall be 150 feet.
- (4) There are no minimum lot depth requirements.
- (5) The maximum floor area ratio is 1.10.
- (6) The minimum street frontage shall be 50 feet.
- (7) The minimum cul-de-sac frontage shall be 25 feet.
- (8) The maximum impervious surface area, which includes building coverage, shall be limited to 90 percent.
- (9) There are no minimum open space requirements.
- (10) The maximum building height is 35 feet.
- (11) The minimum setback requirements are as follows:
 - a. Front yard setback:
 1. Local roadway - 25 feet.
 2. Collector roadway - 25 feet.
 3. Arterial roadway - 50 feet.
 - b. Side yard setback when adjoining:
 1. Another lot - 12 feet.
 2. Local roadway - 25 feet.
 3. Collector roadway - 25 feet.
 4. Arterial roadway - 50 feet.
 - c. Rear yard setback: 25 feet.
- (12) *Colors:*
 - a. *Predominant exterior colors.* The use of black, grey, fluorescent, primary and/or secondary colors is prohibited as the predominant exterior building or roof colors. Earth tone colors are encouraged. Earth tone is a color scheme that draws from a color palette of browns and tans. The colors in an earth tone scheme are muted in an emulation of natural colors.
 - b. *Building trim colors.* Building trim and accent areas may feature any color(s) provided said

color is limited to ten percent of the affected facade segment, with a maximum trim height of 24 inches total for its shortest distance.

(LDC 1997, ch. 3, § 1.06(k)(4); Ord. No. 2009-28, § 8, 3-2-2010)

Secs. 102-346—102-370. - Reserved.