

Chapter 18.28

B DISTRICT-DEVELOPING BUSINESS DISTRICT

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18.28.000 Purpose.

This district is intended to provide for auto-oriented and auto-dependent uses, primarily along established commercial corridors of the City. This district is applied to many of the City's established commercial corridors and corresponds to the areas depicted as CC-Corridor Commercial on the Comprehensive Master Plan Land Use Plan Map. These areas provide a wide range of general retail goods and services for residents of the entire community, as well as businesses and highway users, primarily inside of enclosed structures. Locations for this zone require good vehicular access. (Ord. 5116 § 1, 2006)

18.28.010 Uses permitted by right.

The following uses are permitted by right in the B district:

- A. Financial Services;
- B. Gas station with or without convenience goods or other services subject to Section 18.52.060 and 18.50.135 and located 300 feet or more from a residential use or zone district (measurement shall be made from the nearest site or lot line of the gas station to the nearest lot line of the residential use or zone district);
- C. Place of worship or assembly;
- D. Lodging establishments;
- E. Clubs and lodges;
- F. Medical, dental or professional office or clinic;
- G. Office, general administrative;
- H. Parking lot and parking garage;
- I. Park or recreation area;
- J. Personal and business service shop;
- K. Public and private school;
- L. Essential public utility uses, facilities, services, & structures (under ground)
- M. Indoor entertainment facility & theater;
- N. Restaurant standard, indoor or outdoor;
- O. Retail store;
- P. Bed and breakfast establishment;
- Q. Accessory buildings and uses;
- R. Commercial child day care center licensed according to the statutes of the state;
- S. Multiple-family dwellings for the elderly;

- T. Combined use (or mixed-use) developments of permitted use;
- U. Boardinghouses and rooming houses;
- V. Community facility;
- W. Long term care facility;
- X. One-family dwelling;
- Y. Printing shop, provided that no such shop occupies more than 3,500 square feet of floor area;
- Z. Retail laundry;
- AA. Special trade contractor's shop (any outdoor storage shall be subject to special review as provided in Chapter 18.40.);
- BB. Two-family dwelling;
- CC. Antennas, as defined in Section 18.55.020(A), located on an existing tower or structure as provided in Section 18.55.030 and Section 18.55.030 and meeting all other requirements of Chapter 18.55;
- DD. Art gallery, studio and workshop including live/work studio and workshop. Such facilities may include the display, sale, fabrication or production of paintings, sculptures, ceramics and other art media. Limited outdoor fabrication of art work may be permitted subject to special review as provided in Chapter 18.40.
- EE. Bar or tavern;
- FF. Convention and conference center;
- GG. Food catering;
- HH. Funeral home
- II. Garden supply;
- JJ. Health care service facility;
- KK. Outdoor storage of equipment or products or other goods as an accessory use subject to Site Development Performance Standards and Guidelines, Section 4.06; (Ord. 5207 § 3, 2007)
- LL. Parking garage and parking lots;
- MM. Research laboratory;
- NN. Warehouse and distribution (enclosed within a building);
- OO. Hospital; and
- PP. Workshop and custom small industry (entirely enclosed within a building and provided there is no excessive odor, glare, smoke, heat, vibration, etc.), Limited outdoor fabrication of products may be permitted subject to special review as provided in Chapter 18.40. (Ord. 5207 § 2, 2007; Ord. 5116 § 1, 2006; Ord. 4246 § 1 (part), 1997; Ord. 4236 § 8, 1997; Ord. 4118 § 7, 1995; Ord. 3655 § 4, 1990; Ord. 3629 § 4, 1989; Ord. 3561 § 1, 1989; Ord. 3439 § 3, 1987; Ord. 3200 § 2, 1985; Ord. 3164 § 3, 1985; Ord. 3103 § 2, 1984; Ord. 2050 § 7, 1982; Ord. 1391 § 6, 1974; Ord. 1276 § 18, 1973; Ord. 1004 § 9.1, 1968)

18.28.020 Uses permitted by special review.

The following uses are permitted by special review in a B district subject to the provisions of Chapter 18.40:

- A. Vehicle sales and leasing of cars and light trucks;
- B. Vehicle minor and major repair, servicing and maintenance;
- C. Car wash;
- D. Combined-use (or mixed-use) developments containing one or more special review use(s);
- E. Dairy processing plants, laundry and dry-cleaning plants;
- F. Gas station with or without convenience goods or other services subject to Section 18.52.060 and 18.50.135 and located less than 300 feet from a residential use or zone district (measurement shall be made from the nearest site or lot line of the gas station to the nearest lot line of the residential use or zone district)
- G. Lumberyard;

- H. Light industrial, indoor;
- I. Mobile home park and RV park/campground;
- J. Pet store and veterinary clinic small animal hospitals;
- K. Printing shop over 3,500 square feet of floor area;
- L. Aboveground public utility and public service installations and facilities Essential public utility uses, facilities, services, & structures (above ground);
- M. Private recreational uses, outdoor;
- N. Restaurants and other eating and drinking places, outdoor;
- O. Undertaking establishments;
- P. Warehouses and enclosed storage;
- Q. Wholesale stores;
- R. Multiple-family dwelling;
- S. Drive-in or fast food restaurant;
- T. Massage parlors(*Note: Massage therapy included in definition of Health Care Service Facility*);
- U. Congregate care facility;
- V. Combined use developments including one or more special review use(s);
- W. Attended recycling collection facility;
- X. Unattended recycling collection facility;
- Y. Convenience store;
- Z. Personal wireless service facility (on new structure) as defined in [Section 18.55.020\(A\)](#), located on a new structure, meeting all requirements of Chapter 18.55;
- AA. Group care facility;
- BB. Contractor's storage yard;
- CC. Domestic animal day care facility;
- DD. Open-Air farmers market;
- EE. Outdoor recreation facility;
- FF. Nightclub;
- GG. Plant nursery;
- HH. Self-service storage facility;
 - II. Vehicle rentals for cars, light trucks and light equipment;
 - JJ. Sales & leasing of farm equipment & mobile homes, recreational vehicles, large trucks & boats with outdoor storage; and
- KK. Vehicle rental for heavy equipment, large trucks and trailers. (Ord. 5116 § 1, 2006; Ord. 4587 § 2, 2000; Ord. 4246 § 1 (part), 1997; Ord. 4239 § 1 (part), 1997; Ord. 4236 § 9, 1997; Ord. 4118 § 8, 1995; Ord. 3655 § 3, 1990; Ord. 3648 § 3, 1990; Ord. 3630 § 3, 1990; Ord. 3629 § 5, 1989; Ord. 3561 § 2, 1989; Ord. 3103 § 3 (part), 1977; Ord. 1456 § 2, 1975; Ord. 1276 § 19, 1973; Ord. 1004 § 9.2, 1968)
- LL. Outdoor storage of equipment, products or other goods as a principle use; (Ord. 5207 § 3, 2007)

*See Ch. 18.40 of this code.

18.28.030 Minimum yards.

- A. Minimum yards in a B district, being the minimum distance of any building from a street right-of-way or zoning district boundary line, shall be twenty-five feet. The minimum distance of any building to an alley right-of-way or public alley easement boundary line shall be fifteen feet.
- B. Subsection A. notwithstanding, residential uses within a B district shall be the following setback requirements:
 - 1. The minimum front yard lot shall be as follows:
 - a. Single, two, and three-family dwelling = twenty feet.
 - b. All other residential uses = twenty-five feet.

2. The minimum side yard of a lot shall be as follows:
 - a. Single, two, and three-family dwelling = one foot for each three feet or fraction thereof of building height; except that no side yard shall be less than five feet.
 - b. All other residential uses = ten feet.
 - c. Subsections 2.a. and b. notwithstanding, the minimum street side yard for any residential use shall be fifteen feet.
3. The minimum rear yard of a lot shall be as follows:
 - a. Principal structure = fifteen feet.
 - b. Detached accessory = five feet. (Ord. 4246 § 1 (part), 1997; Ord. 4221 § 1 (part), 1996; Ord. 4118 § 9, 1995; Ord. 1628 § 1 (part), 1977; Ord. 1004 § 9.3, 1968)

18.28.035 Height limitations.

Buildings and structures in this zone shall comply with Chapter 18.54 of this Code. (Ord. 4106 § 10, 1995)

18.28.040 Off-street parking.

The minimum off-street parking in the B district shall be as provided in Chapter 18.42. (Ord. 4246 § 1 (part), 1997; Ord. 1628 § 1 (part), 1977; Ord. 1004 § 9.4, 1968)

18.28.050 Site planning.

All development within the B district shall be subject to the site plan review requirements and performance standards as provided in Chapter 18.46. (Ord. 4246 § 1 (part), 1997; Ord. 1628 § 1 (part), 1977; Ord. 1402 § 1 (part), 1974; Ord. 1276 § 20 (part), 1973; Ord. 1004 § 9.5, 1968)

18.28.060 Usable open space.

The usable open space in the B district shall be ten percent of the total lot area. (Ord. 4246 § 1 (part), 1997; Ord. 1628 § 1 (part), 1977; Ord. 1276 § 20 (part), 1973; Ord. 1004 § 9.6, 1968)

18.28.070 Lot area. Multiple-family Dwellings.

- A. The minimum area of a lot for multiple-family dwellings in the B district shall be seven thousand square feet for the first two units, plus one thousand square feet for each additional dwelling unit up to four dwelling units, plus two thousand square feet for each additional dwelling unit over four units.
- B. The minimum area of a lot for multiple-family dwellings for the elderly shall be seven thousand square feet. (Ord. 4246 § 1 (part), 1997; Ord. 2050 § 8, 1982; Ord. 1628 § 2 (part), 1977)

18.28.080 Residential landscaping.

All residential parcels developed within the B district shall be landscaped with materials such as grass, shrubs, trees, or decorative materials. A minimum of two trees shall be provided for each two-family dwelling. The required trees shall be combinations of deciduous and coniferous trees with each deciduous tree having a minimum caliper of two inches at time of planting and each coniferous tree having a minimum height of six feet. All landscaping requirements shall be completed prior to occupancy of the structure or within thirty days following the beginning of the next planting season. (Ord. 4246 § 1 (part), 1997; Ord. 4118 § 10, 1995)