

DIVISION 8. REGIONAL BUSINESS DISTRICT (B-4)*

Sec. 130-851. Intent and purpose.

(a) *Description.* The B-4 district is intended to permit large scale, regional commercial development that mitigates the impact on the character of the area in general. Significant areas of landscaping are required in this district to ensure that this effect is achieved. A wide range of retail uses are permitted within this district. It is the intent of this district to encourage regional scale shopping uses. Smaller group developments are permitted in the community business district to encourage infill development in that area of the community.

(b) *Rationale.* This district is intended to provide an alternative to other commercial zones for limited applications of larger regional commercial development. The standards of this district are designed to provide a clear distinction from the community business and central business districts in terms of permitted intensity of development, treatment of outdoor sales, and required green space areas. The desired quality of the development is attained through the landscape surface area ratio requirements and permitted uses in this district. Together, these requirements ensure that the desired community character is maintained as long as the regional business district designation is retained, regardless of how much development occurs within that area.

(Code 1986, § 17.35; Ord. No. 1997-18, § 7(17.35(1)), 1-19-1998; Ord. No. 2000-12, § 1(17.35(1)), 6-13-2000; Ord. No. 2002-11, § 4, 11-12-2002, Ord. 2006-11, Ord. 2017-02)

Sec. 130-852. Uses permitted by right.

Land uses permitted by right in the B-4 district are as follows:

- (7) Cultivation (per section 130-341).
- (8) Selective cutting (per section 130-346).
- (9) Passive outdoor public recreation (per section 130-371).
- (10) Active outdoor public recreation (per section 130-372).
- (11) Indoor institutional uses (per section 130-373).
- (12) Public services and utilities (per section 130-375).
- (13) Indoor sales or service (per section 130-403).
- (14) Indoor maintenance service (per section 130-405).
- (15) In-vehicle sales or service (per section 130-407).
- (16) In-vehicle sales and service incidental to on-site principal land use (per section 130-528).
- (11) Artisan studio (per section 130-423).

(Code 1986, § 17.35; Ord. No. 1997-18, § 7(17.35(2)(a)), 1-19-1998; Ord. No. 2002-11, § 5, 11-12-2002, Ord. 2007-4)

* **Cross references:** Businesses, ch 22.

Sec. 130-853. Uses permitted as conditional use.

Land uses permitted as conditional uses in the B-4 district are as follows:

- (7) Clear cutting (per section 130-347).
- (8) Outdoor institutional uses (per section 130-374).
- (9) Institutional residential uses (per section 130-376).
- (10) Personal or professional services (per section 130-402).
- (11) Outdoor display (per section 130-404).
- (12) Drive-in financial institutions (per section 130-537).
- (13) Indoor commercial entertainment (per section 130-408).
- (14) Commercial animal boarding (per section 130-410(3)).
- (15) Commercial indoor lodging (per section 130-411).
- (16) Group day care center (nine or more children) (per section 130-413).
- (17) Boardinghouse (per section 130-415).
- (18) Vehicle repair and maintenance (per section 130-417).
- (19) Group development (per section 130-418).
- (20) Gas station/convenience store/food counter (per section 130-419).
- (21) Carwash (per section 130-420).
- (22) Large-format retail store (per section 130-422).
- (23) Railroad line (per section 130-485).
- (24) Business district mixed commercial/residential uses. (per section 130-421)
- (25) Apartment (per section 130-321) in conjunction with non-residential land uses.

(Code 1986, § 17.35; Ord. No. 1997-18, § 7(17.35(2)(b)), 1-19-1998; Ord. No. 2002-11, § 6, 11-12-2002, Ord. 2005-44, Ord. 2005-47, Ord. 2006-25, Ord 2009-02, Ord. 2017-02)

Sec. 130-854. Uses permitted as accessory use.

Land uses permitted as accessory uses in the B-4 district are as follows:

- (1) *Land uses permitted by right.*
 - a. Farm residence (per section 130-523).
 - b. Private residential garage or shed (per section 130-524).
 - c. Company cafeteria (per section 130-525).
 - d. Home occupation (per section 130-531).
 - e. On-site parking lot (per section 130-535).

- f. Exterior communication devices (per section 130-536).
 - g. In-vehicle sales and service incidental to on-site principal land use (per section 130-528).
 - h. Commercial apartment (per section 130-522).
- (2) *Land uses permitted as conditional use.*
- a. Company-provided on-site recreation (per section 130-526).
 - b. Outdoor display, incidental (per section 130-527).
 - c. Drive-in financial institutions (per section 130-537).
 - d. Light industrial use incidental to indoor sales (per section 130-530).
 - e. Outdoor commercial food and beverage service (per section 130-538).
 - f. Communication tower (per section 130-503).
 - g. Two-flat (per section 130-321).
 - h. Townhouse (per section 130-321).
 - i. Multiplex (per section 130-321).
 - j. Apartment (per section 130-321).
 - k. Institutional residential uses (per section 130-322).

(Code 1986, § 17.35; Ord. No. 1997-18, § 7(17.35(2)(c)), 1-19-1998; Ord. No. 2002-11, § 7, 11-12-2002, Ord. 2005-14, Ord. 2009-06, Ord. 2017-02)

Sec. 130-855. Uses permitted as temporary use.

Land uses permitted as temporary uses in the B-4 district are as follows:

- (1) General temporary outdoor sales (per section 130-561).
- (2) Outdoor assembly (per section 130-562).
- (3) Contractor's project office (per section 130-563).
- (4) Contractor's on-site equipment storage (per section 130-564).
- (5) Relocatable building (per section 130-565).
- (6) On-site real estate sales office (per section 130-566).
- (7) Outdoor sales of farm products (per section 130-567).

(Code 1986, § 17.35; Ord. No. 1997-18, § 7(17.35(2)(d)), 1-19-1998)

Sec. 130-856. Requirements for institutional residential uses.

Regulations applicable to institutional residential uses in the B-4 district are as follows:

- (1) Residential density and intensity requirements: See the requirements of the O-1 district.
- (2) Residential bulk requirements: See the requirements of the O-1 district.
- (3) Residential landscaping requirements: Not applicable for single-family uses. See nonresidential landscaping requirements for two-family and multifamily residential uses.

(Code 1986, § 17.35; Ord. No. 1997-18, § 7(17.35(3)), 1-19-1998)

Sec. 130-857. Requirements for nonresidential uses.

Regulations applicable to nonresidential uses in the B-4 district are as follows:

- (1) Nonresidential intensity requirements:
 - a. Maximum number of floors: Two.
 - b. Minimum landscape surface ratio: 25 percent.
 - c. Maximum floor area ratio: 0.5
 - d. Minimum lot area: 40,000 square feet.
 - e. Maximum building size: Not applicable.
 - f. Minimum building size 10,000 square feet
 - g. Maximum Parking Lot Street Frontage: 50 percent.
- (2) Nonresidential bulk and lot dimension requirements:
 - a. Minimum lot area: 40,000 square feet.
 - b. Minimum lot width: 100 feet.
 - c. Minimum street frontage: 50 feet.
- (3) Minimum setbacks and building separation:
 - a. Building to front or street side lot line: 15 feet, 50 feet maximum or for a lot adjacent to a street with an officially mapped right-of-way equal to or exceeding 100 feet.
 - b. Building to residential side lot line: Ten feet.
 - c. Building to residential rear lot line: 25 feet.
 - d. Building to nonresidential side lot line: 10 feet or zero feet on zero lot line side.
 - e. Building to nonresidential rear lot line: 25 feet.
 - f. Minimum paved surface setback: Five feet from side or rear; ten feet from street.
 - g. Minimum building separation: 20 feet or zero feet on zero lot line side.
- (4) Maximum building height: forty (40) feet.

- (5) Minimum number of off-street parking spaces required on the lot: See parking lot requirements per specific land use in article XI of this chapter.
- (6) Nonresidential landscaping requirements (nonresidential, two-family and multifamily uses): See landscaping requirements per article IV of this chapter.

(Code 1986, § 17.35; Ord. No. 1997-18, § 7(17.35(4)), 1-19-1998; Ord. No. 2000-12, § 2(17.35(4)), 6-13-2000; Ord. No. 2002-11, § 8, 11-12-2002, Ord. 2017-02)