

§ 15.00. - B-1 Neighborhood Business District.

15.01. *Intent.* To provide areas suitable for selected retail, service and institutional uses which are convenient to and compatible with nearby residential areas they are to serve.

15.02. *Uses permitted.* The following uses shall be permitted in B-1 neighborhood business district. Similar uses to those listed below may also be permitted subject to article III, Administration and review procedures, subsection 2.11, Interpretation of uses and subsection 2.12, Unclassified uses.

[A.] *Commercial uses.*

1. Banks or financial institutions.
2. Business or professional offices.
3. Business support services.
4. Clinics (less than 1,000 square feet in floor area).
5. General retail, enclosed (less than 600 square feet in floor area).
6. Medical support services (less than 1,000 square feet in floor area).
7. Personal services (less than 1,000 square feet in floor area).
8. Restaurants, standard (serving less than 40 seated customers).
9. Schools, commercial (less than 1,000 square feet in floor area).

[B.] *Institutional uses.*

1. Public utility services.

[C.] *Residential uses.*

1. Any use permitted in the R-1 single-family residential district.

15.03. *Special exception uses.* The following uses may be permitted subject to the approval of the Moody zoning board of adjustment and further subject to appropriate permits being issued by the city. See article VIII, Special exception uses, § 1.00 and subsections 1.01.

A. *Commercial uses.*

1. Entertainment, indoor (less than 1,000 square feet in floor).

B. *Institutional uses.*

1. Park.
2. Places of worship (less than 1,000 square feet in floor area).
3. Public buildings, subject to subsection 2.05 of the E-1 district (less than 1,000 square feet in floor area).
4. Public utility facilities.
5. Schools (less than 1,000 square feet in floor area).

15.04. *Area and dimensional regulations.* Except as may be provided for elsewhere in this ordinance, the following area and dimensional regulations shall be required.

Minimum Lot Area:	None specified; although, it is expected that all lots to be developed shall be of adequate size to provide for the proposed use, the required parking, buffers, storage and service yards.
Minimum Lot Width	None specified; it is expected that all lots to be developed shall be of adequate size to provide for the proposed use, the required parking, buffers, storage and service yards.
Minimum Yard Setbacks:	
Front:	35 feet
Rear:	35 feet *
Side:	35 feet **
Maximum Height:	No structure shall be higher than 35 feet.

Corner lots: Setbacks shall be the same on both streets, roads or highways.

* Rear yard may be reduced to 15 feet if the adjoining property is zoned commercial or light industrial.

** If the adjoining property is zoned commercial or light industrial, the adjoining side yard setbacks may be reduced to zero feet, provided that all portions of the side of the structure are enclosed with a fireproof wall of four-hour fire construction without any openings on such wall. If the structure is not built to the side lot line, a minimum setback of 15 feet shall be maintained.

15.05. *Buffer requirements.* As described in the buffer matrix.

15.06. *Additional regulations (when applicable).* See section 1.02A of this article; and:

- A. Each primary establishment located in the B-1 neighborhood business district shall have a service yard (or yards) adequate for handling waste and garbage and the loading and unloading of vehicles. Such service yard(s) shall be paved, have access to a public street or alley, and be located on the rear or side of the primary structure.
- B. No exterior lighting fixture, including lighting for parking area, walkways, general illumination or any other purposes [except signs] shall exceed 25 feet in height measured from the ground and

be constructed in such a manner to direct the beam of light away from any adjacent areas.

§ 16.00. - B-2 General Business District.

16.01. *Intent.* To establish and preserve a retail business district convenient to the public which is suitable for a wide range of retail and service uses usually found along major streets and thoroughfares and downtown areas.

16.02. *Uses permitted (amended M2015-07-13).* The following uses shall be permitted in the B-2 General Business District. Similar uses to those listed below may also be permitted subject to Article III, Administration and Review Procedures, subsection 2.11, Interpretation of Uses and subsection 2.12, Unclassified Uses.

[A.] *Commercial uses.* All permitted Commercial Uses in the B-1 District and:

1. Bakeries/confectioners, minor.
2. Car washes (three bays or less).
3. Clinics.
4. Commercial schools.
5. Convenience stores.
6. Day care centers.
7. Entertainment, indoor.
8. Garden centers or nurseries.
9. General retail, enclosed.
10. Grocery stores/supermarkets.
11. Home improvement centers.
12. Medical support services.
13. Personal services.
14. Printing establishment, minor.
15. Restaurants.
16. Studios.
17. Vehicle repairs, minor (ten vehicles or less at a time).
18. Vehicle sales or rental.

[B.] *Institutional uses.* All permitted institutional uses in the B-1 district.

[C.] *Residential uses.* All permitted residential uses in the B-1 district.

16.03. *Special exception uses.* The following uses may be permitted subject to the approval of the zoning board of adjustment and further subject to appropriate permits being issued by the city. See article VIII, subsection 1.01.

A. *Commercial uses.* All permitted special exception commercial uses in B-1 District and:

1. Animal hospitals, no outside kennels or runs shall be permitted.
2. Car washes (no more than three bays).
3. Funeral homes.
4. Gasoline service stations, subject to article VIII, § 4.00.
5. General retail, unenclosed.
6. Hotels or motels, including restaurant and/or liquor lounge as incidental uses.
7. Liquor lounge, free standing.
8. Restaurants, fast food, subject to article VIII, § 7.00.
9. Shopping center, subject to article VIII, § 3.00.
10. Repair garages, see article IV.
11. Vehicle repairs, major.
12. Vehicle sales or rentals.

B. *Institutional uses.*

1. Community centers or civic centers.
2. Hospitals.
3. Places of worship.
4. Public buildings, subject to subsection 2.05 of the E-1 district.
5. Schools (less than 1,000 square feet in floor area).

16.04. *Area and dimensional regulations.* Except as may be provided for elsewhere in this ordinance, the following area and dimensional regulations shall apply:

Minimum Lot Area:	Same as in B-1, Neighborhood Business District
Minimum Lot Width	Same as in B-1 District
Minimum Yard Setbacks:	
Front:	35 feet
Rear:	35 feet *
Side:	35 feet **
Maximum Height:	45 feet

Corner lots: Setbacks shall be the same on both streets, roads or highways.

* Rear yard may be reduced to 15 feet if the adjoining property is zoned commercial or light industrial.

** If the adjoining property is zoned commercial or light industrial, the adjoining side yard setbacks may be reduced to zero feet, provided that all portions of the side of the structure are enclosed with a fireproof wall of four-hour fire construction without any openings on such wall. If the structure is not built to the side lot line, a minimum setback of 15 feet shall be maintained.

16.05. *Buffer requirements.* As described in the buffer matrix.

16.06. *Additional regulations (when applicable).* See section 1.02, A of this article; and:

- A. Each primary establishment located in the B-2 general business district shall have a service yard (or yards) adequate for handling waste and garbage and the loading and unloading of vehicles. Such service yard(s) shall be paved, have access to a public street or alley, and be located on the rear or side of the primary structure.
- B. No exterior lighting fixture, including lighting for parking area, walkways, general illumination or any other purposes [except signs] shall exceed 25 feet in height, measured from the ground to the highest point of the sign. All light fixtures shall direct light away from adjacent areas.