

Sec. 94-135. - Business B-4 highway district.

- (a) *Intent.* This district is intended to provide for aesthetically designed commercial areas primarily near and adjacent to major arterials. Uses shall generally be highway oriented, involving intensive retail, general merchandise and other light commercial uses. Outdoor storage is not allowed.
- (b) *Scope of regulations.* The regulations set forth in this section or set forth elsewhere in this chapter, when referred to in this section, are the district regulations of the Business B-4 highway district.
- (c) *Permitted uses.*
 - (1) Retail or service store.
 - (2) Gas dispensing station.
 - (3) Truck stop with truck wash.
 - (4) Public transportation facility.
 - (5) Public utility facility.
 - (6) Grocery supermarket.
 - (7) Drive-in food service.
 - (8) Reserved.
 - (9) Indoor or outdoor recreational facility.
 - (10) Parking facility or lot.
 - (11) Automobile service station.
 - (12) Financial institution.
 - (13) Drinking Establishment.
 - (14) Seasonal roadside stand.
 - (15) Telecommunications tower.
 - (16) Office building.
 - (17) Personal health services.
- (d) *Permitted special uses.* A building or premises may be used for the following purposes in conformance with the conditions prescribed herein:
 - (1) Reverse vending machine.
 - a. A trash receptacle shall be provided on-site.
 - (2) Outdoor sales.
 - a. Used parts and other material storage shall be screened.
 - (3) Utility trailer and truck rentals.
 - a. An adequate pickup and drop-off area shall be maintained on the lot.
 - (4) Citizen's drop-off for recyclables.
 - a. Containers or bins shall be provided for all waste material.
 - b. No container shall be located within 100 feet of a residential district.
 - (5) Wholesale trade with warehousing and storage.
 - a. All inventory shall be stored within a completely enclosed building.
 - (6) Lumberyard.

- a. The lumber storage area shall be at the rear of the building and screened from any street or residential district.
 - b. Seasonal outdoor displays shall not reduce the number of parking spaces on the lot below the minimum requirements.
- (7) Nursery and greenhouse.
 - a. Any land used to grow flowers, shrubs or trees shall not be located within 100 feet of an arterial street.
- (8) Motel or hotel.
 - a. A minimum lot area of 1,000 square feet shall be provided for each sleeping room or suite.
- (9) Equipment rental store.
 - a. An on-premises pickup and drop-off area shall be provided.
 - b. Outdoor displays shall not reduce the number of parking spaces on the lot below the minimum requirements.
- (10) Auction house.
 - a. An on-premises pickup and drop-off area shall be provided.
 - b. Outdoor displays shall not reduce the number of parking spaces on the lot below the minimum requirements.
- (11) Extended stay hotel.
 - a. A minimum lot area of 1,000 square feet shall be provided for each sleeping room or suite.
- (12) Brewpub.
 - a. The area used for brewing, including bottling and kegging, shall not exceed 25 percent of the total floor area of a combined restaurant and drinking establishment and 50 percent of the total floor area of a drinking establishment without restaurant services.
 - b. A malt beverage manufacturer's license must be obtained per State law.
 - c. An alcohol beverage license must be obtained per city ordinance.
 - d. The brewery shall not produce more than 1,500 barrels of beer and ale per year. A barrel contains 31 gallons.
- (13) Animal hospital.
 - a. All cremation equipment and processes must be confined within an enclosed building.
 - b. Deceased animal storage areas must be completely within an enclosed building at all times.
- (e) *Conditional uses.*
 - (1) Assembling and packaging operation.
 - (2) Freight handling.
 - (3) Manufacturing, light.
 - (4) Buy back center for recyclables.
 - (5) Household hazardous waste.
 - (6) Day care facility.
 - (7) Transfer site for recyclables.
 - (8) Kennel.
 - (9) Farm Implement sales.

(10) Broadcast tower.

(f) *Density, area, yard and height regulations.* The B-4 district regulations are as follows:

	Density Sq. Ft.	Min. Lot Area Sq. Ft.	Min. Lot Width	Min. Front Yard	Min. Side Yard	Min. Rear Yard	Max. Height
All uses		40,000*	200 feet**	50 feet	25 feet***	30 feet***	50 feet

* A lot fronting on a service road or non-arterial right-of-way must have a minimum lot area of 30,000 square feet.

** A lot fronting on a service road or non-arterial right-of-way must have a minimum lot width of 150 feet.

*** A 40-foot landscaped area shall be required between an abutting residential district boundary line and any structure, access drive, parking lot or other accessory use.

- (g) *Accessory uses.* Accessory uses and building permitted in the B-4 district are buildings and uses customarily incidental to any of the permitted uses in the district.
- (h) *Parking regulations.* Parking, loading and stacking within the B-4 district shall be in conformance with the regulations set forth in division 4 article VI of this chapter.
- (i) *Sign regulations.* Signs within the B-4 district shall be in conformance with the regulations set forth in division 5 of article VI of this chapter.
- (j) *Other regulations.* Development within the B-4 district shall be in conformance with the regulations set forth in article II of this chapter.

(Ord. No. 21-03, 8-26-2003; Ord. No. 42-08, 11-18-2008; Ord. No. 09-10, 2-23-2010; [Ord. No. 15-020](#), § 2, 12-8-2015)