

**This document shows the current buffer requirements in the zoning ordinance.**

**Sec. 94-130. - RB-4 neighborhood business district.**

- (a) *Intent.* This district is intended to provide for neighborhood business and service areas located at the fringe of residential developments, adjacent to the major streets that serve the area. It is the intent of this district to provide for low impact and low traffic commercial uses that provide convenience goods and personal services to neighborhood residents. The site and architectural design of any commercial use shall be sensitive to and compatible with an adjacent residential development and will protect residential property values. No outdoor storage is permitted.
- (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 RB-4 neighborhood business district.
- (c) *Permitted uses.* There are no permitted uses in the RB-4 district. See subsection (d) of this section for permitted special uses.
- (d) *Permitted special uses.* A building or premises may be used for the following purposes in conformance with the conditions prescribed herein:
- (1) All uses allowed as a permitted use in the R-3 district provided that:
    - a. One of the frontages shall abut upon a local street.
  - (2) Office building, personal health service, grocery store, pharmacy.
    - a. One of the frontages shall abut upon a collector or arterial street.
    - b. Floor area of one building shall not exceed 5,000 square feet.
  - (3) Personal service.
    - a. One of the frontages shall abut upon a collector or arterial street.
    - b. Floor area of one building shall not exceed 2,000 square feet.
  - (4) Meat market, delicatessen, eatery, luncheonette.
    - a. One of the frontages shall abut upon a collector or arterial street.
    - b. Floor area of one building shall not exceed 3,000 square feet.
  - (5) Day care facility.
    - a. A four-foot high transparent fence shall be constructed between the play area and the street if the play area is adjacent to any arterial or collector street.
    - b. An on-premises pick-up and drop-off area shall be provided.
  - (6) Group home.
    - a. Applicants shall provide statements as to the type of supervision the home will have.
- (e) *Conditional uses.*
- (1) Church.
  - (2) Gas dispensing station.
- (f) *Density, area, yard and height regulations.* The RB-4 district regulations are as follows:

	Density Sq. Ft.	Min. Lot Area	Min. Lot	Min. Front	Min. Side Yard	Min. Rear	Max. Height

		Sq. Ft.	Width	Yard		Yard	
Commercial uses		5,000	50 feet	20 feet	5 feet****	30 feet	35 feet
Residential uses							
Single-family dwelling		6,000	50 feet	20 feet	7 feet	25 feet	35 feet
Two dwelling units		8,400	65 feet	20 feet	7 feet	25 feet	35 feet
Single-family attached 0 feet side yard							
2 units		9,600	75 feet	20 feet	0 feet or 7 feet on nonparty wall	25 feet	35 feet
3 units		12,000	90 feet	20 feet	0 feet or 7 feet on nonparty wall	25 feet	35 feet
4 units		14,000	105 feet	20 feet	0 feet or 7 feet on nonparty wall	25 feet	35 feet
Apts., condominiums, townhouses* (3 or more units)	1,815**	10,000	75 feet	20 feet	7 feet***	25 feet	45 feet
Other allowable uses		6,000	50 feet	20 feet	7 feet***	25 feet	45 feet

\*Parking lots shall be screened from single-family and two-family residential uses according to section 94-401.

\*\*A maximum of 24 dwelling units per acre shall be allowed.

\*\*\*The side yard will be required to be increased to ten feet if the building is three or more stories in height.

~~\*\*\*\*A twenty foot landscaped area shall be required between an abutting residential district boundary line and any structure, access drive, parking lot or other accessory use. Reference to 94-399.1 Bufferyards.~~

Density per family requirements shall not apply to dormitories, fraternities, sororities, nursing homes or other similar group quarters where no cooking facilities are provided in individual rooms.

- (g) *Accessory uses.* Accessory uses and building permitted in the RB-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 RB-4 district shall be in conformance with the regulations set forth in division 4 of article VI of this chapter.
- (i) *Sign regulations.* Signs within the RB-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 RB-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. [17-034](#), § 2, 1-9-2018; Ord. No. [18-014](#), § I, 10-9-2018)

Sec. 94-131. - Business B-1 central district.

- (a) *Intent.* This district is intended to provide a strong supportive retail center. It is the intent of this district to place a high priority on retail trade, office, personal service, institutional and entertainment center uses. Integrating new uses with existing businesses is encouraged. No outdoor storage shall be permitted.
- (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-1 central district.
- (c) *Permitted uses.*
  - (1) Retail or service store.
  - (2) Personal service store.
  - (3) Personal health service.
  - (4) Hotel.
  - (5) Financial institution.
  - (6) Office building.
  - (7) Public transportation facility.
  - (8) Public utility facility.
  - (9) Parking facility or lot.

- (10) Drinking establishment.
- (11) Telecommunications tower.
- (12) Extended stay hotel.
- (d) *Permitted special uses.* A building or premises may be used for the following purposes in conformance with the conditions prescribed herein:
  - (1) Warehousing.
    - a. All operations, equipment and materials shall be stored within a completely enclosed structure.
  - (2) Day care facility.
    - a. A four-foot high transparent fence shall be constructed between the play area and the street.
  - (3) Apartment.
    - a. Dwelling units shall be located on the second floor or above.
  - (4) Indoor recreation facility.
    - a. The use must be contained within a building.
    - b. All equipment and materials shall be stored inside the building.
- (e) *Conditional uses.*
  - (1) Repair garage.
  - (2) Apartments for the elderly.
  - (3) Broadcast tower.
  - (4) Community center.
  - (5) Drive-in food service.
  - (6) Brewpub.
  - (7) Church.
- (f) *Density, area, yard and height regulations.* The B-1 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					*	20 feet*	50 feet

~~\*A 30-foot landscaped area shall be required between an abutting residential district boundary line and any structure, access drive, parking lot or other accessory use.~~  
Reference to 94-399.1 Bufferyards.

- (g) *Accessory uses.* Accessory uses and building permitted in the B-1 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-1 district shall be in conformance with the regulations set forth in division 4 of article VI of this chapter.
- (i) *Sign regulations.* Signs within the B-1 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-1 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. 39-03, § I, 12-9-2003; Ord. No. 05-08, 2-12-2008; Ord. No. 42-08, 11-18-2008; Ord. No. 09-10, 2-23-2010; Ord. No. 10-12, § 1, 5-8-2012; Ord. No. [19-008](#), § 1, 6-11-2019)

Sec. 94-132. - Business B-2 district.

- (a) *Intent.* This district is intended to provide a moderate variety of retail and personal services. This district will include commercial uses whose retail operation and outdoor display of retail merchandise will be compatible with residential neighborhoods. No unscreened outdoor storage is permitted.
- (b) *Scope of section regulations.* The regulations set forth in this section or set forth elsewhere in this title, when referred to in this section, are the district regulations of the Business B-2 district.
- (c) *Permitted uses.* Permitted uses in the B-2 district are as follows:
  - (1) All permitted uses in the B-1 central district.
  - (2) Grocery supermarket.
  - (3) Drive-in food service.
  - (4) Funeral home or mortuary.
  - (5) Gas dispensing station.
  - (6) Automobile sales.
  - (7) Community center.
  - (8) Roadside stand.
  - (9) Drinking establishment.
  - (10) Telecommunications tower.
- (d) *Permitted special uses.* A building or premises in the B-2 district may be used for the following purposes in conformance with the conditions prescribed in this subsection:
  - (1) Car wash.
    - a. The entire operation shall be within an enclosed structure.
    - b. Drainage shall be contained on the site.
  - (2) Day care facility.
    - a. A four-foot high transparent fence shall be constructed between the play area and the street.
    - b. An off-street pick-up and drop-off area shall be provided.
  - (3) Mixed business/residential use.
    - a. Provisions of article II of this chapter shall govern all residential uses.
    - b. A site plan showing off-street parking for each use shall be submitted.
  - (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) 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.
- (6) Governmental administration and services, such as offices, firehouse, police and like uses; however, this section shall not be interpreted to permit such uses as warehousing, storage of vehicles, heavy equipment or supplies.
- (7) Public library or museum.
  - a. One of the frontages of the premises shall abut upon an arterial or collector street.
- (8) Indoor recreation facility.
  - a. The use must be contained within a building.
  - b. All equipment and materials shall be stored inside the building.
- (e) *Conditional uses.* Conditional uses in the B-2 district are as follows:
  - (1) Wholesale trade.
  - (2) Automobile service station.
  - (3) Repair garage.
  - (4) Freight handling.
  - (5) Domestic abuse shelter.
  - (6) Apartment.
  - (7) Small animal clinic.
  - (8) Church.
  - (9) Outdoor sales.
  - (10) Broadcast tower.
- (f) *Density, area, yard and height regulations.* The density, area, yard and height regulations in the B-2 district 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
Commercial uses		15,000	100 feet	25 feet	5 feet*	20 feet*	45 feet
Other allowable uses		15,000	100 feet	25 feet	7 feet**	20 feet	45 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. Reference to 94-399.1 Bufferyards.~~

\*\*The side yard will be required to be increased to ten feet if the building is three or more stories in height.

- (g) *Accessory uses.* Accessory uses and building permitted in the B-2 district are buildings and uses customarily incidental to any of the permitted uses in the B-2 district.
- (h) *Parking regulations.* Parking, loading and stacking within the B-2 district shall be in conformance with the regulations set forth in division 4 of article VI of this chapter.
- (i) *Sign regulations.* Signs within the B-2 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-2 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. 24-03, § I, 8-26-2003; Ord. No. 09-10, 2-23-2010; Ord. No. [18-014](#), § II, 10-9-2018; Ord. No. [19-008](#), § 1, 6-11-2019)

Sec. 94-133. - Business B-2A office district.

- (a) *Intent.* This district is intended to provide for a mixture of office and other compatible and complimentary uses. This district is intended to be located in close proximity to commercial uses or used as a transitional zone between commercial and residential uses. An emphasis shall be placed on landscaping and site arrangement.
- (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-2A office district.
- (c) *Permitted uses.*
  - (1) Office building.
  - (2) Funeral home or mortuary.
  - (3) Broadcast station or studio.
- (d) *Permitted special uses.* A building or premises may be used for the following purposes in conformance with the conditions prescribed herein:
  - (1) Service store or hair salon.
    - a. Floor area shall not exceed 2,000 square feet.
    - b. No tanning beds shall be allowed in conjunction with these uses.
  - (2) Personal health service.
    - a. Hospital not allowed.
  - (3) Coffee house.
    - a. Floor area of the use shall not exceed 1,000 square feet.
- (e) *Conditional uses.*

- (1) Home occupation.
- (2) Mixed business/residential use.
- (3) Financial services.
- (4) Community center.
- (5) Broadcast tower.

(f) *Density, area, yard and height regulations.* The B-2A 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				25 feet	5 feet*	20 feet*	35 feet

~~\*A 25-foot landscaped area shall be required between an abutting residential district boundary line and any structure, access drive, parking lot or other accessory use. Reference to 94-399.1 Bufferyards.~~

- (g) *Accessory uses.* Accessory uses and building permitted in the B-2A 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-2A district shall be in conformance with the regulations set forth in division 4 of article VI of this chapter.
- (i) *Sign regulations.* Signs within the B-2A 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-2A 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. 07-07, § I, 2-27-2007; Ord. No. 04-12, § 1, 3-27-2012; Ord. No. [18-014](#), § III, 10-9-2018)

Sec. 94-134. - Business B-3 heavy district.

- (a) *Intent.* This district is intended to provide for a wide variety of retail services. This district will include commercial uses requiring large land areas, extensive retail operations and outdoor display of merchandise. Inventory and material storage shall be screened.
- (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-3 heavy district.
- (c) *Permitted uses.*
  - (1) Retail or service store.
  - (2) Personal service store.
  - (3) Financial services.

- (4) Public transportation facility.
- (5) Public utility facility.
- (6) Parking facility or lot.
- (7) Grocery supermarket.
- (8) Drive-in food service.
- (9) Gas dispensing station.
- (10) Reserved.
- (11) Car wash.
- (12) Indoor or outdoor recreational facility.
- (13) Temporary storage facility.
- (14) Automobile sales.
- (15) Office building.
- (16) Roadside stand.
- (17) Drinking establishment.
- (18) Telecommunications towers.
- (19) Emergency services.
- (20) 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) Outdoor sales.
  - a. Used parts and other material storage shall be screened from adjoining property.
- (2) Wholesale trade with warehousing.
  - a. All inventory shall be stored within a completely enclosed building.
- (3) Lumberyard.
  - a. The lumber storage area shall be at the rear of the building and screened from any arterial street or residential district.
  - b. Seasonal outdoor displays shall not reduce the number of required parking spaces on the lot below the minimum requirements.
- (4) Nursery or greenhouse.
  - a. Any land used to grow flowers, shrubs or trees shall not be located within 50 feet of an arterial street.
- (5) Reverse vending machine.
  - a. A trash receptacle shall be provided on-site.
- (6) Automobile service station.
  - a. No fuel delivery pump shall be located within 20 feet of any side lot line or right-of-way line. No fuel pump shall be located within 50 feet of the side or rear lot line abutting a residential district.
  - b. All repair work shall be done within a completely enclosed building.

- c. All used automobile parts and dismantled vehicles shall be screened from adjacent property.
- (7) Citizen's drop-off for recyclables.
  - a. No container shall be located within 100 feet of a residential district.
- (8) Motor vehicle repair shop.
  - a. All repair work shall be done within a completely enclosed building.
  - b. All used automobile parts and dismantled vehicles shall be screened from adjacent property.
- (9) Motel or hotel.
  - a. A minimum lot area of 1,000 square feet shall be provided for each sleeping room or suite.
- (10) Equipment rental store.
  - a. An on-premises pickup and drop-off area shall be provided.
  - b. Outdoor displays shall not reduce the number of required parking spaces on the lot below the minimum requirements.
- (11) Auction house.
  - a. An on-premises pickup and drop-off area shall be provided.
  - b. Outdoor displays shall not reduce the number of required parking spaces on the lot below the minimum requirements.
- (12) Semi-trailer storage.
  - a. Storage shall not be permitted in the minimum front yard setback.
- (13) Extended stay motel.
  - a. A minimum lot area of 1,000 square feet shall be provided for each sleeping room or suite.
- (14) 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.
- (15) Microbrewery.
  - a. The production of malt beverages shall be limited to 15,000 barrels per year or less.
  - b. A malt beverage manufacturer's license must be obtained per state law.
  - c. All grain shipments and spent grain shall be contained within a completely enclosed building.
- (16) Contractor's shop.
  - a. All equipment and materials shall be contained within a completely enclosed building.
- (17) Farm/feed store.
  - a. No retail sale items in bulk form shall be permitted as outside display.
  - b. All outside retail items shall only be displayed adjacent to the building.

(18) 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.
- (2) Freight handling.
- (3) Manufacturing, light.
- (4) Mixed business/residential use.
- (5) Contractors shop and storage yard.
- (6) Buy back center for recyclables.
- (7) Household hazardous waste site.
- (8) Light processing facility.
- (9) Transfer site for recyclables.
- (10) Day care facility.
- (11) Kennel.
- (12) Truck and trailer rentals.
- (13) Farm implement sales.
- (14) Broadcast tower.
- (15) Wholesale trades with storage yard.

(f) *Density, area, yard and height regulations.* The B-3 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				20 feet	5 feet*	20 feet*	45 feet

~~\*A 50-foot landscaped area shall be required between an abutting residential district boundary line and any structure, access drive, parking lot or other accessory use. Reference to 94-399.1 Bufferyards.~~

- (g) *Accessory uses.* Accessory uses and building permitted in the B-3 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-3 district shall be in conformance with the regulations set forth in division 4 of article VI of this chapter.

- (i) *Sign regulations.* Signs within the B-3 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-3 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. 29-09, § 1, 11-17-2009; Ord. No. 09-10, 2-23-2010; Ord. No. 18-12, § 2, 7-10-2012; [Ord. No. 15-020](#), § 2, 12-8-2015; Ord. No. [17-005](#), § I, 2-28-2017; Ord. No. [18-014](#), § IV, 10-9-2018)

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. Reference to 94-399.1 Bufferyards.~~

- (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)

Sec. 94-135.5. - Business B-5 planned research and business district.

- (a) *Intent.* This B-5 district is intended to provide for a mixture of offices, research facilities, financial services, and other compatible and complementary uses in a research and business park setting. This district will emphasize high quality developments by requiring additional regulations for specific site plan elements such as landscaping, parking lots, screening, fencing, lighting, storage and signage.
- (b) *Scope of section 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-5 district.
- (c) *Permitted uses.* Permitted uses in the B-5 district are as follows:
- (1) Office building.
  - (2) Research and development facility.
  - (3) Financial Services.
  - (4) Medical/dental clinic and laboratory.
  - (5) Parking facility.
  - (6) Wholesale trade.
- (d) *Permitted special uses.* Permitted special uses in the B-5 district are as follows:
- (1) Day care facility.
    - a. Any outdoors play area shall be surrounded by a perimeter fence not less than four feet in height.
- (e) *Conditional uses.* Conditional uses in the B-5 district are as follows:
- (1) Assembling and packaging.
    - a. An emphasis shall be placed on landscaping around parking lots, loading areas and storage areas.
    - b. Special attention shall be given to minimizing noise and glare.
    - c. The site area ratio to building area ratio shall not be less than 2:1.
  - (2) Recreation facility.
    - a. Activities that attract spectators shall provide adequate accommodations for crowds that may attend such events.
    - b. Consideration shall be given to the noise and traffic generated and the hours of operation of any outdoor activities.
  - (3) Restaurant.
- (f) *Density, area, yard and height regulations.* The density, area, yard and height regulations in the B-5 district 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 feet	25 feet**	30 feet**	60 feet

\*The yard abutting Interstate 29 shall be considered a front yard.

~~\*\*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. Reference to 94-399.1 Bufferyards.~~

- (g) *Accessory uses.* Accessory uses and buildings permitted in the B-5 district are uses and buildings customarily incidental to any of the permitted uses in the B-5 district with the following restrictions:
  - (1) Accessory buildings shall comply with sections 94-365(b)(1) and 94-394(b) of this chapter. In addition, accessory buildings shall be consistent in color with the principal building.
- (h) *Parking regulations.* Parking, loading and stacking within the B-5 district shall be in conformance with the regulations set forth in division 4 of article VI of this chapter.
- (i) *Sign regulations.* Signs within the B-5 district shall conform to regulations established in division 5, article VI pertaining to the B-2 district.
- (j) *Other regulations.* Development within the B-5 district shall be in conformance with the regulations set forth in article II of this chapter.
- (k) *Site plan requirement.*
  - (1) All proposed uses within the Business B-5 district shall be accompanied by a site plan. The plan must conform to the following regulations before a zoning and use registration permit is issued. The following data is required:
    - a. A "top-view" and elevation drawing of the size and location of all buildings, structures, walls or other architectural features.
    - b. The location and number of on-premises parking spaces and all internal access drives and vehicular circulation routes.
    - c. The location and width of all ingress and egress points.
    - d. The location and width of all off-street loading docks or service vehicle areas.
    - e. The character, type and extent of landscape development.
    - f. The location and size of areas designated for trash receptacles and outdoor storage.
    - g. The location, height, and facing of all signs.
    - h. The location of public sidewalks.
  - (2) Additional site plan regulations are as follows:
    - a. All parking areas, access drives, vehicular circulation routes, loading and unloading areas shall be hard-surfaced with concrete or asphalt.
    - b. Freight loading and unloading shall face a side or rear yard only.
    - c. Trash receptacles, outdoor storage or outside accumulation of any materials shall be completely screened from view from adjacent properties or any right-of-way and shall only be located in a side or rear yard.
    - d. Landscaped areas shall be developed in the front 20 feet of a front yard and ten feet of a side or rear yard. Landscaped areas shall include shrubbery or trees. A minimum of five

trees per acre shall be required based on the total acreage of the site. The requirements of section 94-399 are also applicable and constitute additional site plan requirements.

- e. Fencing shall be constructed of permanent materials, except that chain link fences are prohibited.
- f. Parking lot lights that are pole mounted shall be a fixed tenon mount parallel to the ground incorporating a "shoebox" design where the light source does not extend below the lens.

(Ord. No. 21-03, 8-26-2003)

Sec. 94-136. - Industrial I-1 light district.

- (a) *Intent.* This district is intended to provide for a number of light manufacturing, light processing, warehousing and service uses. This district includes the supportive commercial uses for the industrial businesses.
- (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 Industrial I-1 light district.
- (c) *Permitted uses.*
  - (1) Assembling and packaging.
  - (2) Freight handling.
  - (3) Manufacturing, light.
  - (4) Warehousing.
  - (5) Processing, light.
  - (6) Parking facility or lot.
  - (7) Office building.
  - (8) Truck stop.
  - (9) Automobile service station.
  - (10) Public utility facility.
  - (11) Reverse vending machine.
  - (12) Contractors shop and storage yard.
  - (13) Motor vehicle repair shop.
  - (14) Semi-trailer storage.
  - (15) Farm implement sales.
  - (16) Telecommunications tower.
  - (17) Emergency services.
  - (18) Wholesale trade.
- (d) *Permitted special uses.* A building or premises may be used for the following purposes in conformance with conditions prescribed herein:
  - (1) Day care facility.
    - a. A four-foot high transparent fence shall be constructed between the play area and the street.
    - b. An off-street pick-up and drop-off area shall be provided.

- (2) Light processing facility for recyclables.
  - a. All storage and processing areas shall have perimeter fencing on all sides.
- (3) Buy back center for recyclables.
  - a. A list of the types of recyclable material to be collected shall be approved prior to the issuance of any permit.
- (4) Citizens drop-off facility 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) Household hazardous waste site.
  - a. Such uses shall be within a completely enclosed building.
  - b. The applicant must comply with the provisions of all applicable laws and ordinances.
- (6) Transfer site for recyclables.
  - a. All storage areas shall have perimeter fencing on all sides.
  - b. A list of the types of recyclable material to be collected shall be approved prior to the issuance of any permit.
- (7) Automobile storage yard.
  - a. Impound area shall be surfaced with gravel, asphalt or concrete.
- (8) Microbrewery.
  - a. The production of malt beverages shall be limited to 15,000 barrels per year or less.
  - b. A malt beverage manufacturer's license must be obtained per State law.
  - c. A municipal off-sale license must be obtained per city ordinance prior to any sale of the manufacturer's malt beverages. All beverage containers shall be sealed. No on-sale shall be permitted.
- (9) Outdoor storage.
  - a. All storage areas must have perimeter fencing on all sides.
- (10) Animal research facility.
  - a. All processes and experimentation must be confined within an enclosed building.
  - b. Animal loading, unloading, and confinement areas must be completely within an enclosed building at all times.
  - c. No outside manure storage is permitted and a waste disposal plan must be approved.
  - d. All buildings used to house animals shall be insulated to reduce noise and designed to reduce or eliminate odors.
- (11) Indoor recreation facility.
  - a. The use must be contained within a building.
  - b. All equipment and materials shall be stored inside the building.
- (e) *Conditional uses.*
  - (1) Kennel.
  - (2) Broadcast tower.
  - (3) Outdoor sales.

(4) Concrete plant.

(5) SWECS.

(f) *Density, area, yard and height regulations.* The I-1 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				20 feet	20 feet*	20 feet*	50 feet

~~\*A 50 foot landscaped area shall be required between an abutting residential district boundary line and any structure, access drive, parking lot or other accessory use.~~ Reference to 94-399.1 Bufferyards.

(g) *Accessory uses.* Accessory uses and building permitted in the I-1 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 I-1 district shall be in conformance with the regulations set forth in division 4 of article VI of this chapter.

(i) *Sign regulations.* Signs within the I-1 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 I-1 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. 11-04, 5-25-2004; Ord. No. 08-05, § I, 4-19-2005; Ord. No. 29-09, § 1, 11-17-2009; Ord. No. 38-10, § 1, 12-14-2010; Ord. No. 18-12, § 2, 7-10-2012; [Ord. No. 15-003](#), § 2, 5-12-2015; Ord. No. [19-008](#), § 1, 6-11-2019)

Sec. 94-137. - Industrial I-2 heavy district.

(a) *Intent.* This district is intended to provide for heavy industrial uses which may create a degree of nuisance which may not be compatible with residential and light commercial uses. All uses in this district shall comply with any State or local regulations regarding noise, emissions, dust, odor, glare, vibration or heat when applicable.

(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 Industrial I-2 heavy district.

(c) *Permitted uses.*

(1) Assembling and packaging.

(2) Freight handling.

(3) Manufacturing, light.

- (4) Warehousing.
  - (5) Processing, light.
  - (6) Reverse vending machine.
  - (7) Parking facility or lot.
  - (8) Public utility facility.
  - (9) Truck stop.
  - (10) Automobile service station.
  - (11) Office building.
  - (12) Contractors shop and storage yard.
  - (13) Motor vehicle repair shop.
  - (14) Semi-trailer storage.
  - (15) Farm implement sales.
  - (16) Telecommunications tower.
  - (17) Concrete plant.
  - (18) Emergency services.
  - (19) Farm store/feed store.
  - (20) Outdoor storage.
  - (21) Wholesale trade.
- (d) *Permitted special uses.* A building or premises may be used for the following purposes in conformance with conditions prescribed herein:
- (1) Day care facility.
    - a. A four-foot high transparent fence shall be constructed between the play area and the street.
    - b. An off-street pick-up and drop-off area shall be provided.
  - (2) Buy back center for recyclables.
    - a. A list of the types of recyclable material to be collected shall be approved prior to the issuance of any permit.
  - (3) Citizens drop-off facility 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.
  - (4) Household hazardous waste site.
    - a. Such uses shall be within a completely enclosed building.
    - b. The applicant must comply with the provisions of all applicable laws and ordinances.
  - (5) Transfer site for recyclables.
    - a. All storage areas shall have perimeter fencing on all sides.
    - b. A list of the types of recyclable material to be collected shall be approved prior to the issuance of any permit.
  - (6) Light processing facility for recyclables.

- a. All storage and processing areas shall have perimeter fencing on all sides.
- (7) Automobile storage yard.
  - a. Impound area shall be surfaced with gravel, asphalt or concrete.
- (8) Microbrewery.
  - a. The production of malt beverages shall be limited to 15,000 barrels per year or less.
  - b. A malt beverage manufacturer's license must be obtained per State law.
  - c. A municipal off-sale license must be obtained per city ordinance prior to any sales on-site of the manufacturer's malt beverages. All beverage containers shall be sealed. No on-sale shall be permitted.
- (9) Indoor recreation facility.
  - a. The use must be contained within a building.
  - b. All equipment and materials shall be stored inside the building.
- (e) *Conditional uses.*
  - (1) Manufacture of acid, cement, lime, gypsum, plaster of paris, asphalt, explosives, fertilizer, glue, sizing, paper, paint, turpentine, yeast, oils, alcohol, bleach or ammonia.
  - (2) Refining of fat, grease, lard, tallow or petroleum.
  - (3) Processing of grain, forage, toxic material, hides or furs.
  - (4) Distillation of products.
  - (5) Junkyard.
  - (6) Stockyards/slaughtering of animals.
  - (7) Rendering.
  - (8) Smelting.
  - (9) Boilerworks.
  - (10) Tank farm.
  - (11) Grain terminal.
  - (12) Crematorium.
  - (13) Personal health services.
  - (14) Kennel.
  - (15) Broadcast tower.
  - (16) Outdoor sales.
  - (17) SWECS.
  - (18) Heavy processing facility for recyclables.
  - (19) Yard waste recycling operation.
- (f) *Density, area, yard and height regulations.* The I-2 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 feet	20 feet*	20 feet*	50 feet
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~~\*A 50-foot landscaped area shall be required between an abutting residential district boundary line and any structure, access drive, parking lot or other accessory use. Reference to 94-399.1 Bufferyards.~~

- (g) *Accessory uses.* Accessory uses and building permitted in the I-2 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 I-2 district shall be in conformance with the regulations set forth in division 4 of article VI of this chapter.
- (i) *Sign regulations.* Signs within the I-2 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 I-2 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. 11-04, 5-25-2004; Ord. No. 08-05, § I, 4-19-2005; Ord. No. 29-09, § 1, 11-17-2009; Ord. No. 38-10, § 1, 12-14-2010; Ord. No. 18-12, § 2, 7-10-2012; Ord. No. [19-008](#), § 1, 6-11-2019)