

SECTION 17. B-2 - HIGHWAY COMMERCIAL DISTRICT

- A. **Purposes.** The B-2 districts are located along principal arterial streets, adjacent to other non-residential districts. They are areas suitable for general retail trade and a wide variety of other commercial uses. The district regulations are designed to encourage these uses, while also protecting the abutting and nearby areas.
- B. **Applicability.** This district is applicable in areas where large scale and regional businesses are appropriate, and where the impacts on other more walkable development patterns can be minimized, both in terms of physical design and in terms of uses that have a regional draw. Therefore it should be limited in application to areas with good highway access, and away from areas where smaller-scale, and neighborhood oriented businesses are desired.

C. **Required Lot and Building Dimensions.**

MINIMUM LOT AREA	10,000 square feet
MINIMUM LOT WIDTH	60 feet
MINIMUM FRONT YARD	0 - 20 feet
MINIMUM SIDE YARD	0 feet, if party wall; 5' if not party wall;
MINIMUM REAR YARD	0' - See Combined Commercial Design Standards for rear/side location parking requirements
MAXIMUM BUILDING HEIGHT	75' - See 3.05.001 for Height exceptions – City Council may approve a height over 75' (Ord. No. 2017-03, §1, 1-24-2017)

- D. **Permitted Uses.** The uses permitted in the B-2 district are specified in Table 5-1 as either “permitted” or “conditional” or “restricted”.

E. **Restrictions on Particular Uses.**

1. A trailer court must provide water and sewer service for each unit.
2. Mixed-use Dwelling Units must meet the following specific site and building design standards:
 - a. Each unit, residential and commercial, shall have two clearly distinct areas.
 - b. Each area shall separately and independently meet the required building codes applicable to the intended use for that portion of the building.
 - c. Occupational or vocational uses allowed in the non-living portion may be any non-residential use allowed in the zoning district. The use shall not by reason of noise, odor, or physical operation create any impacts on adjacent lots that are adverse to adjacent uses. Uses with a tendency to create external impacts or visible signs of operation may be further limited in terms of site design or hours of operation in order to minimize potential impacts.
 - d. Required parking shall be based on the greater of the parking required for the non-living area or the living area.
(Ord. No. 2012-04, §5, 4-24-2012)
3. Bed and Breakfasts shall meet the restrictions in Article 3, Section 04.

F. **Specific Site and Building Design Standards.**

1. Due to the more compact development pattern, and the important relationship between the design of buildings, sites, open spaces and streetscapes in creating a walkable, mixed-use environment integrated into adjacent neighborhoods, the Combined Commercial Design Standards in Article 3, Section 09 of the Zoning Ordinance shall apply to all lots in the B-2 District.
2. All lots in the B-2 District which are located in the Entrance Corridor Overlay as specified in Article 5, Section 25 of the Zoning Ordinance shall meet the standards of that section.

SECTION 18. B-2R - HIGHWAY COMMERCIAL – RESTRICTED DISTRICT

- A. **Purposes.** The B-2R districts are usually located between residential areas and business areas. They are areas suitable for general retail trade and a more limited range of uses than that of other commercial districts. The district regulations are designed to encourage these uses, while also protecting the abutting and nearby residential areas.
- B. **Applicability.** This district is applicable on the fringes of B-2 zoning, and in areas abutting large scale and regional businesses are appropriate in a limited and controlled manner. Limitations should be focused on minimizing impacts on other more walkable development patterns in adjacent areas or on adjacent residential neighborhoods, both in terms of physical design and in terms of uses that have a regional draw.

C. **Required Lot and Building Dimensions.**

MINIMUM LOT AREA	10,000 square feet
MINIMUM LOT WIDTH	60 feet
MINIMUM FRONT YARD	0 - 20 feet
MINIMUM SIDE YARD	0 feet, if party wall; 5' if not party wall;
MINIMUM REAR YARD	0 feet - See Combined Commercial Design Standards for rear/side location parking requirements
MAXIMUM BUILDING HEIGHT	38' - See 3.05.001 for Height exceptions

- D. **Permitted Uses.** The uses permitted in the B-2R district are specified in Table 5-1 as either “permitted” or “conditional” or “restricted”.

E. **Restrictions on Particular Uses.**

1. Bed and Breakfasts shall meet the restrictions in Article 3, Section 04.

F. **Specific Site and Building Design Standards.**

1. Due to the more compact development pattern, and the important relationship between the design of buildings, sites, open spaces and streetscapes in creating a walkable, mixed-use environment integrated into adjacent neighborhoods, the Combined Commercial Design Standards in Article 3, Section 09 of the Zoning Ordinance shall apply to all lots in the B-2R District.
2. The City Council may grant a waiver to the application of any or all of the Commercial Center Design Standards, after a recommendation by the Planning and Zoning Commission, if:
 - a. The particular standard or standards are not applicable to the specific lot by reason of its context of the lot;
 - b. Consideration of alternative methods of meeting the intent of the Combined Commercial Design Standards, and the Design Guidelines had been incorporated in the project design;
 - c. An alternative design that equally or better meets the intent of the Combined Commercial Design Standards is used; and
 - d. Waiver of the standard or standards does not compromise existing or potential future development on adjacent lots or the ability of the zoning district as a whole to best meet the intent of the district.
3. All lots in the B-2R District which are located in the Entrance Corridor Overlay as specified in Article 5, Section 25 of the Zoning Ordinance shall meet the standards of that section.

Legend for Table of Uses	Neighborhood Office	Office Park	Industrial Office	Neighborhood Commercial	Transitional Commercial	Community Commercial	Regional Commercial	Craft Commercial	Storage and Transportation	Light Industrial	General Industrial	City Property	Civic and Institutional
P = Permitted by right S = Special Use Permit T = Temporary Uses (may require a permit from Permitting and Code Compliance) (Blank) = Not permitted													
Uses by Use Group	O1	02	03	C1	C2	C3	C4	CR	I1	I2	I3	City	CIV
Residential Use Group - See Sec. 3-6 for Use Restrictions													
Assisted living facility				P	P	P	S						
Community home				S	S			S					
Halfway house				S	S			S					
Live-work unit				P	P	P		P	S	S			
Mixed-use building				S	S	S	S						
Multi-family (5-10 units p/ac & 2.5 stories or less)					X	X	X						
Multi-family (18 units p/ac or less)					X	X	X						

Multi-family (over 19 units p/ac)					X	X	X						
Nursing/residential care facility				S	P	P	S						
Single-family dwelling (attached)				P	S			S					
Single-family dwelling (detached)				P	S			S					
Civic Use Group - See Sec. 3-6 for Use Restrictions													
Assembly	S	S	S	S	P	P	P	S	S	S	S		P
Cemetery												P	P
Club/lodge					S	P		P		P			P
College/university							S			P		P	P
Correctional facility/jail												P	S
Developed athletic field/stadium												P	P
Government facility	P	P	P	P	P	P	P	P	P	P	P	P	P
Library					P	P	P			S		P	P
Museum					P	P	P			S		P	P
Park or open space (private)	P	P	P	P	P	P	P	P	P	P	P	P	P
Park or open space (public)	P	P	P	P	P	P	P	P	P	P	P	P	P

Public safety facility												P	P
School	P	P	P	P	P	P	P	P	P	P	P	P	P
>Employment Use Group - See Sec. 3-6 for Use Restrictions													
Business park/campus		P	P							P	S		
Office (1 story)	P	P	P	P	P	P	P	P	P	P	S	P	
Office (2 stories)	P	P	P	S	P	P	P	P	P	P	S	P	
Office (over 2 stories)		P	P			S	P		S	P	S	P	
Retail Use Group- See Sec. 3-6 for Use Restrictions													
Automobile parts and parts sales					S	P	P	S	P	P			
Automobile sales						S	S		P				
Bar/wine bar				S	S	P	P	P					
Brewery/distillery							S	S		S	P		
Craft alcohol production				S	S	P	P	P					
Convenience store			P	S	P	P	P		P				
Gas station			P		S	S	P	S	P		P		
Grocery store				P	P	P	P						
Mobile food park				S	S	S	S	P					
Multi-tenant building				P	P	P	P						
Restaurant				P	P	P	P	S					

Retail sales				P	P	P	P						
Shopping mall							P						
Thrift store (no outside storage/donation bin)				S	S	S	S	S					
Thrift store (with outside donation/storage bin)						S	S	S			P		
Truck Stop							S				S		
Warehouse retail		P					S				S		

Service Use Group - See [Sec. 3-6](#) for Use Restrictions

Animal boarding (indoor)				S	P	P	P			P		P	
Animal boarding (outdoor)									P	S	P	P	
Automobile rental						S	P		P	S			
Automobile service (no outside storage)					S	P	P	P		P	P		
Automobile service (outside storage)						S	P			P	P		
Bank/financial institutions				S	P	P	P						
Barber/beauty shop	P			P	P	P	P	P					
Bus terminal			S			S	S		P	S	P	P	

Car wash						P	P			P	P		
Commercial mail facility	P	P	P	P	P	P	P	P	P	P	P		P
Commercial recreation (indoor)					S	P	P	S					
Commercial recreation (outdoor)						S	P						
Day care/adult				S	S	S							S
Day care (more than 6 children, not home occupation)	S			S	S	S				S			S
Funeral home/mortuary					S	P	P			S			
Gym/sports training facility (10,000 sf or less)				P	P	P	P	P	P	P			
Gym/sports training facility (over 10,000 sf)						P	P						
Hotel - boutique (30 rooms or less)					S	S	P						
Hotel/motel						S	P						
Laboratory				S	S	S	S	P		P			
Laundry (self service)		S	P	S	S	P		P					
Medical - freestanding emergency room					S	P	P						

Medical - hospital/inpatient care facility						S	P						
Medical - laboratory/diagnostic services				P	P	P	P						
Medical - offices/outpatient	S			P	P	P	P						P
Medical - pharmacy	S			S	P	P	P						
Medical - surgical center					S	P	P						
Medical - urgent care				S	P	P	P						P
Mixed-use lot	P			S	S	S	S	P				P	P
Movie theater					S	S	P						
Parking lot/garage			P		S	S	P	P	P	P	P	P	P
Pawn shop			S			S	S	S					
RV park							S		S				
Spa	P			P	P	P	P						
Towing Facility/Impound Yard											S		
Trade school			P			S	P	P		P	P	P	P
Veterinary clinic (indoor boarding)				S	P	P	P			P	P		

Veterinary clinic (no boarding)				S	P	P	P			P	P	P	P
Veterinary clinic (outdoor boarding)									P	S	P		
Wholesale			P				S	P	P		P		
Industrial and Utility Use Group - See Sec. 3-6 for Use Restrictions													
Artisan craft production				S	S	S	S	P		P	P		
Commercial communication system	S	P	P	S	S	S	P	S	P	P	P	P	
Contractor			P	S	S	S	S			P	P		
Fabrication (indoor)								P		P	P		
Industrial arts studio			S		S	S		P		P	P		
Industrial park			P							P	P		
Junk yard											S		
Maintenance facility									P	P	P	P	P
Manufacturing										S	P		
Mini-warehouse			P				S		P		S	P	
Oversize vehicle and machinery rental, sales and service									P		P	P	
Portable building sales									P		P		

Processing										S	P		
Railroad facility									P	P	P	P	P
Regional detention facility			P							P		P	P
Research and development facility			S							P			
Utility station, sub-station, or service center										P	P	P	P
Warehousing									p	P	P	P	
Agriculture and Natural Resource Use Group - See Sec. 3-6 for Use Restrictions													
Commercial agriculture									P				
Commercial stable									P				
Community garden				S	S	S	S	S					P
Exhibition/fairgrounds						S	S			S			
Farmer's market				S	S	S	S	S					
Plant nursery					P	P	P	P					
Produce stand	S			S	S	S	S	S					
Urban farm, large (one acre or more)					S	S	S						
Urban farm, small (less than one acre)				S	S	S	S						

SOB Use Group - See [Sec. 3-6](#) for Use Restrictions

Adult bookstore											S		
Adult entertainment establishment											S		
Adult motion picture theater											S		

Accessory Use Group (a use that is incidental to a primary use) - See [Sec. 3-6](#) for Use Restrictions

Accessory automobile service (outside storage)						S	S		P	P	P	P	
Accessory bank kiosks	P	P	P	P	P	P	P	P		P			
Accessory car wash				S	S	S	S		P		P	P	
Accessory childcare	P	P	P	P	P	P	P	S	S	S	S		P
Accessory commercial communication system									P	P	P	P	
Accessory convenience store		P	P		P	P	P	P	P	P	P		
Accessory display/sales area (outdoor)				S	S	S	S	P				P	
Accessory donation bin (outdoor)			S	S	S	S	S	S	P	P	P	P	P
Accessory drive-thru facility		S	S	S	S	S	P					P	

Accessory garden				P	P	P	P	P				P	P
Accessory laboratory									S	S	S		
Accessory maintenance facility						S	S		P	P	P	P	P
Accessory parking lot/garage	P	P	P	P	P	P	P	P	P	P	P	P	P
Accessory portable buildings								S	P	P	P	P	
Accessory processing			S		S	S	S	S	P	P	P		
Accessory sales yard (outdoor)						S	P	S		P	P		
Accessory school			P	S	S	P	P		P	P			P
Mobile Food Unit		P		P	P	P	P	P					

Temporary Use Group - See [Sec. 3-6](#) for Use Restrictions

Assembly	T	T	T	T	T	T	T	T	T	T	T	T	T
Carnival, circus, amusement rides						T	T	T				T	T
Donation bin (outdoor)			T					T	T	T	T		T
Mobile food unit	T	T	T	T	T	T	T	T	T	T	T	T	T
On-site construction offices	T	T	T	T	T	T	T	T	T	T	T	T	T
Outdoor donation bin			S	T	T	T	T	T	T	T	T	T	T

Outdoor equipment storage								T				T	
Portable storage units								T	T	T	T	T	T
Produce Stand		T	T	T	T	T	T	T				T	T
Assembly	T	T	T	T	T	T	T	T	T	T	T	T	T

SECTION 03. PERMITTED USES

TABLE 5-1: PERMITTED USES & BASE ZONING DISTRICTS

PERMITTED USES BY DISTRICT P= Permitted generally, subject to ordinance standards R= Restricted, subject to specific conditions in this Ordinance CC= Conditional, subject to City Council review and approval L= Limitations as provided in Article 3, Section 18	CHD Overlay	R-A	RMA	R-E	RE-1	R-1	RN-1	R-2	R-3	R-D	R-4	CL Overlay	RMO-1	RMO-2	RMO-3	MHC	B-1	B-2	B-2R	B-3	RC	RR	O	I	MU-1	MU-2		
Residential Use Category	Only permitted in residential districts or B-3 at least one block off Main											All uses of the underlying R-District																
Detached Dwelling		P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	R	P		R			P		R	R	
Duplex Dwelling											P			P	P			R			R							
Attached Dwelling								R	P	P			P	P			R			R	P					R	R	
Multi-Dwelling Structure													P				R	CC		R		R				R	R	
Mixed-Use Dwelling																	P	P	P	P	P	P	P	P		P	P	
Accessory Dwelling		R	R	R	R	R	R	R	R	R								R	CC					R				
Garden Home								P	P						P	P		R								P	P	
Community Home		L	L	L	L	L	L	L							L				L			L						
Personal Care Home		P	P	P	P	P	P	P	P	P	P				P	P	P	P	P	P	R			P		P	P	
Retirement Community						CC		CC	CC						CC	CC			CC	CC	CC							
Civic Use Category																												
Assembly		CC	CC	CC	CC	CC	CC	CC	CC	CC			CC	CC	CC	CC			CC	CC	CC	CC					CC	CC
Club or Lodge																			CC	P							P	P
Community Athletic Field		CC		CC	CC	CC			CC	CC				CC	CC	CC				P								
Developed Athletic Field or Stadium	CC		CC	CC	CC			CC	CC				CC	CC	CC			CC										
Government Facility	CC	CC	CC	CC	CC			CC	CC				CC	CC	CC		CC	CC	CC	CC			CC	CC	P	P		
Museum or Library																	P	P		P					P	P		

TABLE 5-1: PERMITTED USES & BASE ZONING DISTRICTS

PERMITTED USES BY DISTRICT		CHD Overlay											CL Overlay												
P= Permitted generally, subject to ordinance standards R= Restricted, subject to specific conditions in this Ordinance CC= Conditional, subject to City Council review and approval L= Limitations as provided in Article 3, Section 18		R-A	RMA	R-E	RE-1	R-1	RN-1	R-2	R-3	R-D	R-4	RMO-1	RMO-2	RMO-3	MHC	B-1	B-2	B-2R	B-3	RC	RR	O	I	MU-1	MU-2
School		P		P	P	P		P	P			P	P	P										P	P
Employment Use Category																									
Home Occupation		R	R	R	R	R	R	R	R			R	R	R	R	R			R	R		P			
Neighborhood Office															P	P	P	P	CC	P	P			P	P
General Office																P	P	P	CC	P				CC	P
Major Office or Office Complex																P	P						CC		CC
Business Park or Campus																	CC	CC		CC			CC		
Retail Use Category																									
Automobile Gas Station																	CC								
Automobile Gas Station fronting IH-10																	P								P
Automobile Convenience Store																CC	CC	CC	CC					CC	CC
Automobile Convenience Store fronting IH-10																	P								P
Automobile Parts & Parts Sales																	P		CC						
Automobile Sales																	CC								
Brew Pub																	P		P	P	P			P	P
Brewery																							P		
Mobile Food Vendor																P	P	P	P		R		R	P	P

TABLE 5-1: PERMITTED USES & BASE ZONING DISTRICTS

TABLE 9-1: PERMITTED USES & BASE ZONING DISTRICTS																													
PERMITTED USES BY DISTRICT P= Permitted generally, subject to ordinance standards R= Restricted, subject to specific conditions in this Ordinance CC= Conditional, subject to City Council review and approval L= Limitations as provided in Article 3, Section 18	CHD Overlay	R-A	RMA	R-E	RE-1	R-1	RN-1	R-2	R-3	R-D	R-4	CL Overlay	RMO-1	RMO-2	RMO-3	MHC	B-1	B-2	B-2R	B-3	RC	RR	O	I	MU-1	MU-2			
Restaurant (Convenience – non drive-thru)																	P	P	P	P	P	P			P	P			
Restaurant (Convenience – drive-thru)																				P	CC	CC					R	P	
Restaurant (Limited)																			P	P	P	P	P	P			P	P	
Restaurant (General)																				P		P	P	P			P	P	
Grocery Store																			P	CC		CC					P	P	
Supermarket Store																				CC								R	
Retail (Drive-thru)																			P	P	CC	CC					P	P	
Retail (Neighborhood)																			P	P	P	P	P	P			P	P	
Retail (General)																			P	P	CC	CC	CC				R	P	
Retail (Major)																				CC								R	
Thrift Store (without outside storage/donation bin)																			P	P	P	P	P	P			P	P	
Thrift Store (with outside storage/donation bin)																					CC						P		
Warehouse Retail																					CC						CC		
Winery																					P		P	P	P		P	P	P
Outdoor Retail Display																				P	P		P		P			P	P
Outdoor Retail Sales Area																				P	CC		P		P		CC		
Outdoor Retail Sales Yard																											P		
Shopping Center																					CC							P	P
Service Use Category																													

TABLE 5-1: PERMITTED USES & BASE ZONING DISTRICTS

TABLE 3-1: PERMITTED USES & BASE ZONING DISTRICTS																											
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Automobile Rental																	P	P		CC					P		
Automobile Service w/outside storage																			CC		CC			CC		CC	
Automobile Service w/o outside storage																			P		CC			P	CC	P	
Bank and Financial Institutions																		P	P		CC	P			P	P	
Bank Kiosks																		P	P	P	P	P	P		P	P	P
Bar																			P	CC	R	P	R			R	P
Barber and Beauty Shop (also see Spa)																		P	P	P	P	P	P	P		P	P
Bed & Breakfast		R	R	R	R	R	R	R	R	R				R	R	R		R	R	R	R	R	P	P		R	R
Bus Terminal																		P		P	P			P	P	P	
Car Wash																		P						P			
Day Care Nursery (more than 6 children with or without home occupation)										CC							P	P	P						P	P	
Day Care / Before or After School																	P	P	P						P	P	
Day Care / Adult																	P	P	P					P			
Funeral Home or Mortuary																		P			CC				P	CC	P
Golf Course		CC																									
Group Home		L	L															L	L	L	L						
Gym (Neighborhood)																	P	P	P	P		P			P	P	

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	R-A	RMA	R-E	RE-1	R-1	RN-1	R-2	R-3	R-D	R-4	RMO-1		RMO-2	RMO-3	MHC	B-1	B-2	B-2R	B-3	RC	RR	O	I	MU-1	MU-2	
Gym (General)															P	P	CC	CC						P	P	
Gym (Major)																CC									CC	
Health Clinic																P	P	P							P	
Hospital															CC	CC	CC									
Hotel or Motel																P	CC	CC	CC	CC				CC	CC	
Hotel (Boutique)															P	P	P	P	P	P				P	P	
Kennel	CC																					R				
Laboratory																	CC	CC				P				
Laundry (Self Service)															P	P	P						P	P		
Long Term Care Facility															CC	P	P						CC	P		
Medical Office															P	P	P	P		P	P		P	P		
Nightclub																P		CC							P	
Parking Lot or Parking Garage																CC		CC	CC	CC				CC	CC	
Pawn Shop																P										
Recreational and Entertainment Facility																CC		CC		CC				CC	CC	
Rooming or Boarding House					L	L	L	L			L	L	L		L			L								
Spa															P	P	P	P	P	P	P		P	P		
Theater																P		P					CC	P		
Trade School																P						P				
Trailer Court	CC															CC	CC									
Veterinary Clinic																P	CC					P		P		

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Veterinary Clinic w/kennel																				P					P	
Video or Pinball Arcade																		P		P					P	P
Wholesale																		CC						P		
Manufacturing and Utility Use Category																										
Contractor																		CC						P		
Commercial Communication System		CC																CC						P		
Industrial Park																								P		
Junk Yard																								CC		
Large Vehicle and Machinery Rental, Sales and Service																		CC						P		
Manufacturing																		CC						P		
Mini-Warehouse.																		CC						P		
Portable Building Sales																								P		
Processing																								P		
Utility Station, Sub-station, or Service Center		CC		CC	CC	CC		CC	CC				CC	CC	CC		CC	CC	CC	CC	CC	CC	CC	CC	CC	CC
Warehousing																								P		
Agriculture and Natural Resource Use Category																										
Agriculture		R																								

TABLE 5-1: PERMITTED USES & BASE ZONING DISTRICTS

PERMITTED USES BY DISTRICT P= Permitted generally, subject to ordinance standards R= Restricted, subject to specific conditions in this Ordinance CC= Conditional, subject to City Council review and approval L= Limitations as provided in Article 3, Section 18	CHD Overlay	R-A	RMA	R-E	RE-1	R-1	RN-1	R-2	R-3	R-D	R-4	CL Overlay	RMO-1	RMO-2	RMO-3	MHC	B-1	B-2	B-2R	B-3	RC	RR	O	I	MU-1	MU-2
	<i>Exhibition or Fairgrounds</i>	CC																								
	<i>Plant Nursery</i>	CC																P						P		
	<i>Stable</i>	CC																						P		
	Sexually Oriented Business Use Category																									
	<i>Adult Bookstore</i>																							R		
	<i>Adult Entertainment Establishment</i>																							R		
	<i>Adult Motion Picture Theater</i>																							R		

Zoning District Comparison				
	<i>B-2 Highway Commercial</i>	<i>C2 Transitional Commercial</i>	<i>C3 Community Commercial</i>	<i>C4 Regional Commercial</i>
<i>Purpose and Applicability</i>	The B-2 districts are located along principal arterial streets, adjacent to other non-residential districts. They are areas suitable for general retail trade and a wide variety of other commercial uses. The district regulations are designed to encourage these uses, while also protecting the abutting and nearby areas. This district is applicable in areas where large scale and regional businesses are appropriate, and where the impacts on other more walkable development patterns can be minimized, both in terms of physical design and in terms of uses that have a regional draw. Therefore, it should be limited in application to areas with good highway access, and away from areas where smaller-scale, and neighborhood-oriented businesses are desired.	Transitional commercial is intended to serve as a transition between lower and higher intensity commercial properties. It is also intended to serve as a transition between neighborhoods and high intensity commercial uses. Building sizes may vary, but building height is to be in keeping with nearby neighborhoods. Properties zoned transitional commercial might have high peak hour trip generation, but their daily overall trip generation should not be high. Transitional commercial properties should be characterized by pedestrian-oriented design.	The community commercial category is to accommodate commercial uses that have a lower transportation demand and footprint than regional commercial, but a higher transportation demand and footprint than transitional commercial. Commercial properties along arterials of the city other than Interstate 10, such as US Highway 87 and State Highway 46, should generally be designated as community commercial, unless adjoining a neighborhood.	The regional commercial category is intended for commercial areas along Interstate 10, where traffic levels are high, and the thoroughfare system can accommodate higher trip generation. It is intended for commercial uses that serve the larger region, with generally larger building footprints and increased parking demand.
<i>Uses</i> <i>*Italics = SUP</i>	office, <i>business park</i> , convenience store/gas station fronting IH-10, auto sales, parts and service, restaurants, retail, shopping center, car wash,	Office, <i>auto parts and service</i> , convenience store, restaurants, retail, <i>thrift store</i> , animal boarding, <i>commercial recreation</i> ,	Office, <i>auto sales</i> , auto parts and service, convenience store, restaurants, retail, <i>shopping mall</i> , <i>truck stop</i> , car wash, commercial recreation,	Office, <i>auto sales</i> , auto parts and service, convenience store, restaurants, retail, <i>shopping mall</i> , <i>truck stop</i> ,

	gym's, hotel/motel, theater, manufacturing, mini-warehouse, <i>wholesale</i> , etc.	gym, restaurants, <i>movie theater</i> , etc.	gym, <i>hotel/motel, hospital, movie theater</i>	<i>warehouse retail</i> , car wash, commercial recreation, gym, hotel motel, hospital, movie theater
<i>Minimum Lot Area</i>	10,000 square feet	N/A	N/A	N/A
<i>Building Height</i>	75'	30 ft*	40 ft	75 ft
<i>FY Setback</i>	0-20 ft	10 ft	0 ft	20 ft
<i>RY Setback</i>	0 ft	20 ft	20 ft	20 ft
<i>SY Setback</i>	5 ft	5 ft	5 ft	20 ft
<i>Residential Setback</i>	N/A	20 ft	20 ft	50 ft
<i>Impervious Coverage</i>	85%	80%	85%	85%

The 2019 Zoning Code can be found [here](#).

The current UDC can be found [here](#).