

**SECTION 17. 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.**

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

<b>PERMITTED USES BY DISTRICT</b>	
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	<b>B-2R</b>
<b>Residential Use Category</b>	
<i>Mixed-Use Dwelling</i>	P
<i>Retirement Community</i>	CC
<b>Civic Use Category</b>	
<i>Assembly</i>	CC
<i>Government Facility</i>	CC
<i>Museum or Library</i>	P
<b>Employment Use Category</b>	
<i>Neighborhood Office</i>	P
<i>General Office</i>	P
<i>Major Office or Office Complex</i>	P
<i>Business Park or Campus</i>	CC
<b>Retail Use Category</b>	
<i>Automobile Convenience Store</i>	CC
<i>Mobile Food Vendor</i>	P
<i>Restaurant (Convenience – non drive-thru)</i>	P
<i>Restaurant (Convenience – drive-thru)</i>	CC
<i>Restaurant (Limited)</i>	P
<i>Retail (Drive-thru)</i>	CC
<i>Retail (Neighborhood)</i>	P
<i>Retail (General)</i>	CC
<i>Thrift Store (without outside storage/donation bin)</i>	P
<b>Service Use Category</b>	
<i>Bank and Financial Institutions</i>	P
<i>Bank Kiosks</i>	P
<i>Bar</i>	CC
<i>Barber and Beauty Shop (also see Spa)</i>	P

<b>PERMITTED USES BY DISTRICT</b>	
P= Permitted generally, subject to ordinance standards	<b>B-2R</b>
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	
<i>Bed &amp; Breakfast</i>	R
<i>Day Care Nursery (more than 6 children with or without home occupation)</i>	P
<i>Day Care / Before or After School</i>	P
<i>Day Care / Adult</i>	P
<i>Group Home</i>	L
<i>Gym (Neighborhood)</i>	P
<i>Gym (General)</i>	CC
<i>Health Clinic</i>	P
<i>Hospital</i>	CC
<i>Hotel or Motel</i>	CC
<i>Hotel (Boutique)</i>	P
<i>Laboratory</i>	CC
<i>Laundry (Self Service)</i>	P
<i>Long Term Care Facility</i>	P
<i>Medical Office</i>	P
<i>Spa</i>	P
<i>Trailer Court</i>	CC
<i>Veterinary Clinic</i>	CC
<b>Manufacturing and Utility Use Category</b>	
<i>Utility Station, Sub-station, or Service Center</i>	CC