

B-2 – Highway Commercial

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	40' - See 3.05.001 for Height exceptions – City Council may approve a height stories

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.

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	B-2
Residential Use Category	
<i>Detached Dwelling</i>	P

** Buildings in a B-2 and B-3 are limited to three stories and 40' in height, anything over three stories or 40' in height will require City Council approval.

B-2 – Highway Commercial

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	B-2**
<i>Multi-Dwelling Structure</i>	CC
<i>Mixed-Use Dwelling</i>	P
<i>Accessory Dwelling</i>	CC
<i>Personal Care Home</i>	P
<i>Retirement Community</i>	CC
Civic Use Category	
<i>Assembly</i>	CC
<i>Club or Lodge</i>	P
<i>Community Athletic Field</i>	P
<i>Developed Athletic Field or Stadium</i>	CC
<i>Government Facility</i>	CC
<i>Museum or Library</i>	P
Employment Use Category	
<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
Retail Use Category	
<i>Automobile Gas Station</i>	CC
<i>Automobile Gas Station fronting IH-10</i>	P
<i>Automobile Convenience Store</i>	CC
<i>Automobile Convenience Store fronting IH-10</i>	P
<i>Automobile Parts & Parts Sales</i>	P
<i>Automobile Sales</i>	CC
<i>Brew Pub</i>	P
<i>Mobile Food Vendor</i>	P
<i>Restaurant (Convenience – non drive-thru)</i>	P
<i>Restaurant (Convenience – drive-thru)</i>	P
<i>Restaurant (Limited)</i>	P
<i>Restaurant (General)</i>	P
<i>Grocery Store</i>	CC
<i>Supermarket Store</i>	CC
<i>Retail (Neighborhood)</i>	P
<i>Retail (General)</i>	P
<i>Retail (Major)</i>	CC
<i>Warehouse Retail</i>	CC
<i>Winery</i>	P
<i>Outdoor Retail Display</i>	P
<i>Outdoor Retail Sales Area</i>	CC
<i>Shopping Center</i>	CC
Service Use Category	
<i>Automobile Rental</i>	P
<i>Automobile Service w/outside storage</i>	CC

** Buildings in a B-2 and B-3 are limited to three stories and 40' in height, anything over three stories or 40' in height will require City Council approval.

B-2 – Highway Commercial

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	B-2**
<i>Automobile Service w/o outside storage</i>	P
<i>Bank and Financial Institutions</i>	P
<i>Bank Kiosks</i>	P
<i>Bar</i>	P
<i>Barber and Beauty Shop (also see Spa)</i>	P
<i>Bed & Breakfast</i>	R
<i>Bus Terminal</i>	P
<i>Car Wash</i>	P
<i>Day Care Nursery (more than 6 children with or without home occupation)</i>	P
<i>Day Care / Adult</i>	P
<i>Funeral Home or Mortuary</i>	P
<i>Group Home</i>	L
<i>Gym (Neighborhood)</i>	P
<i>Gym (General)</i>	P
<i>Gym (Major)</i>	CC
<i>Health Clinic</i>	P
<i>Hospital</i>	CC
<i>Hotel or Motel</i>	P
<i>Hotel (Boutique)</i>	P
<i>Laundry (Self Service)</i>	P
<i>Long Term Care Facility</i>	P
<i>Medical Office</i>	P
<i>Nightclub</i>	P
<i>Parking Lot or Parking Garage</i>	CC
<i>Pawn Shop</i>	P
<i>Recreational and Entertainment Facility</i>	CC
<i>Spa</i>	P
<i>Theater</i>	P
<i>Thrift Store</i>	CC
<i>Trade School</i>	P
<i>Trailer Court</i>	CC
<i>Veterinary Clinic</i>	P
<i>Video or Pinball Arcade</i>	P
<i>Wholesale</i>	CC
Manufacturing and Utility Use Category	
<i>Contractor</i>	CC
<i>Commercial Communication System</i>	CC
<i>Large Vehicle and Machinery Rental, Sales and Service</i>	CC
<i>Manufacturing</i>	CC
<i>Mini-Warehouse.</i>	CC
<i>Utility Station, Sub-station, or Service Center</i>	CC
Agriculture and Natural Resource Use Category	

** Buildings in a B-2 and B-3 are limited to three stories and 40' in height, anything over three stories or 40' in height will require City Council approval.

B-2 – Highway Commercial

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	B-2**
<i>Plant Nursery</i>	P

** Buildings in a B-2 and B-3 are limited to three stories and 40' in height, anything over three stories or 40' in height will require City Council approval.