

## Article 7.06 Business and Office Districts

### 7.06.01 Intent

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- (a) The OS-1 Office Service Districts are designed to accommodate uses such as offices, banks and personal services which can serve as transitional areas between residential and commercial districts and to provide a transition between major thoroughfares and residential districts.
- (b) The B-1 Neighborhood Business Districts are designed to meet the day-to-day convenience shopping and service needs of persons residing in adjacent residential areas.
- (c) The B-2 General Business Districts are designed to furnish locations for a wide range of businesses including a variety of automotive services and goods incompatible with the uses and with the pedestrian movement in the city's traditional downtown (CBD Central Business Districts.) The B-2 Districts are characterized by more diversified business types and are often located so as to serve the passerby traffic.
- (d) The B-3 Regional Business Districts are designed to allow the development of retail establishments serving a wider regional trade area than would typically be found in the other zoning districts. The B-3 districts are characterized by intense traffic and traffic volumes generated by the wider trade area population. The B-3 District zoning designation is intended to restrict the location and number of regional retail establishments so as not to overload the City's thoroughfare system and further to limit the impact realized by the local commercial districts (B-1, B-2, CBD) that may result from saturation of the immediate trade area.

### 7.06.02 Schedule of Uses

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Buildings or land shall not be used and buildings shall not be erected except for one (1) or more of the following specified uses, unless otherwise provided for in this ordinance. Land and/or buildings in the districts indicated at the top of Table 7.06.1 may be used for the purposes denoted by the following abbreviations:

- (a) **Permitted Use (P).** Land and/or buildings in this district may be used for the purposes listed by right.
- (b) **Special Land Use (SLU).** Uses which may be permitted by obtaining special land use approval when all applicable requirements in *Article 7.13 Use Requirements* and the standards of *Section 7.19.04 Review Standards* are met.
- (c) **Additional Requirements.** Indicates requirements or conditions applicable to the use.

**Table 7.06.1: Business and Office Districts Schedule of Uses**

Use	OS-1	B-1	B-2	B-3	Additional Requirements
<b>Animal &amp; Agricultural Uses</b>					
Veterinary facilities and clinics	—	—	P	—	—
<b>Public &amp; Institutional Uses</b>					
Business schools, or private schools, operated for profit	—	—	P	P	—
Institutional uses, places of public assembly & places of worship, including other facilities normally incidental thereto, excluding "large-scale churches"	P	P	P	P	Section 7.13.03(c)
Large-scale places of public assembly & places of worship with a seating capacity of 500 people or more or parking for 250 vehicles or more	—	—	SLU	SLU	Section 7.13.03(d)
Municipal buildings & post office	—	P	P	P	—
Private clubs or lodge halls	—	—	P	—	—
Publicly owned buildings, public utility buildings, telephone exchange buildings; electric transformer stations & substations; gas regulator stations with service yards, but without storage yards; water & sewage pumping stations	SLU	SLU	P	—	—
Wireless Telecommunication Tower			SLU	SLU	Section 7.13.10(e)
<b>Retail Uses</b>					
Dry cleaning establishments, or pick-up stations, dealing directly with the consumer	—	P	P	—	—
Commercial establishments up to 80,000 square feet of gross floor area	—	P	P	P	
Commercial establishments consisting of one or more uses and a minimum of 80,000 square feet in total gross floor area	—	—	SLU	P	Section 7.13.04(a)
Funeral Homes and Mortuary Establishments	SLU	P	P	—	Section 7.13.04(d)
Greenhouses & plant nurseries	—	—	SLU	—	
Home centers & lumber yards	—	—	SLU	P	Section 7.13.04(c)
Newspaper offices & printing plants	—	—	P	—	—
Offices & showrooms of plumbers, electricians, decorator or similar trades, in connection with which not more than 25% of the floor area of the building or part of the building occupied by said establishment is used for making, assembling, remodeling, repairing, altering, finishing, or refinishing its products or merchandise	—	—	P	—	—
Personal service establishments which perform services on the premises, such as but not limited to: repair shops (watches, radio, television, shoe & etc), tailor shops, beauty parlors or barber shops, tattoo parlors, day spas, hair salons, photographic studios	P	P	P	—	—
Retail cold storage establishments	—	—	P		—
Self-service laundry	—	P	P		—

Use	OS-1	B-1	B-2	B-3	Additional Requirements	
<b>Motor Vehicle Uses</b>						
Automobile car wash, automatic or self-service	—	—	P	—	Section 7.13.05 (f)	
Automobile service station for sale of gasoline, oil, & minor accessories only	—	—	SLU	SLU	Section 7.13.05 (a) and (b)	
Minor automobile repair shops	—	—	P	—	Section 7.13.05(c)	
Automobile sales or showroom	—	—	P	—		
Outdoor sales space for exclusive sale of second-hand automobiles	—	—	SLU	—	Section 7.13.07(e)	
<b>Lodging &amp; Food Service Uses</b>						
Drive-thru restaurants	—	—	SLU	SLU	Section 7.13.04(b)	
Bed & breakfast	—	—	P	P	—	
Motels & hotels	—	—	SLU	SLU	Section 7.13.06(a)	
Standard restaurants, brewpubs & taverns where the patrons are served while seated within the building occupied by such establishment, & wherein said establishment does not extend as an integral part of, or accessory thereto, any service of a drive-in or open front store	—	—	P	P	—	
Sale & service of food & drink out of doors provided such use is incidental to a similar principal use indoors & conducted adjacent to said principal use	—	—	P	P	—	
<b>Entertainment &amp; Recreation Uses</b>						
Adult entertainment uses	—	—	SLU	—	Section 7.13.07(a)	
Amusement arcades which provide space for patrons to engage in playing of electronic & mechanical video amusement devices or similar activities	—	—	SLU	—	Section 7.13.07(b)	
Bowling alleys, pool or billiard parlor or club, indoor archery & indoor tennis clubs, & other similar indoor commercial recreation establishments	—	—	P	—	—	
Commercially used outdoor recreational space for children's amusement parks, miniature golf courses	—	—	SLU	—	Section 7.13.07(c)	
Multi-screen movie theaters	—	—	—	SLU	Section 7.13.07(e)	
Theaters when completely enclosed	—	—	P			
<b>Finance, Insurance, Real Estate &amp; Professional Uses</b>						
Banks, credit unions, saving & loan association, & similar uses	drive-thru facilities as an accessory use only	P	P	P	P	Section 7.13.04(b)
	Stand-alone drive-thru ATM facilities	—	—	P	P	Section 7.13.04(b)
Office buildings for any of the following occupations: executive, administrative, professional, accounting, writing, clerical, stenographic, drafting & sales	P	P	P	—	—	
Business services such as mailing, copying, data processing and retail office supplies	P	P	P	—	—	
Data processing and computer centers, including service and maintenance of electronic data processing equipment	P	P	P	—	—	

Use	OS-1	B-1	B-2	B-3	Additional Requirements
<b>Health &amp; Human Care &amp; Uses</b>					
Adult day care centers	SLU	P	P	—	
Child care center, nursery schools & day nurseries	SLU	P	P	—	Section 7.13.09(a)
Convalescent homes, nursing homes & child care institutions	P	P	P	—	Section 7.13.09(b)
Hospices	—	—	P	P	
Hospitals	—	—	P	P	Section 7.13.09(c)
Medical office and clinics	P	P	P	—	—
<b>Transportation &amp; Warehousing Uses</b>					
Bus passenger stations	—	—	P	—	—
Off-street parking lots	P	P	P	—	—
Parking lots & parking structures			P	—	—
Warehouse & storage facilities when incident to & physically connected with any principal use permitted, provided that such facility be within the confines of the building or part thereof occupied by said establishment	—	—	P	—	—
<b>Accessory &amp; Similar Uses</b>					
Accessory building & uses, customarily incident to any of the above permitted uses	P	P	P	P	—
Drive-thru pharmacy as an accessory use only, when customarily incident to a principal use permitted in the district	SLU	SLU	P	SLU	Section 7.13.04(b)
Tent sales and sidewalk sales	P	P	P	P	Section 7.13.10(b)
Other uses similar to the above uses	SLU	SLU	SLU	SLU	Section 7.13.11
Wireless telecommunication antenna	P	P	P	P	Section 7.13.10(d)
Other Temporary Uses	P/ SLU	P/ SLU	P/ SLU	P/ SLU	Section 7.13.10(c)

**7.06.03 Area, Height, and Placement Requirements**

All lots and buildings shall meet the following dimensional requirements:

**Table 7.06.2: Business and Office Districts Schedule of Area, Height, and Placement Requirements**

Zoning District	Min. Lot		Max. Building Height (ft) (2)	Max. % Lot Coverage	Min. Setbacks(ft.) (4)			
	Area	Width (ft.)(1)			Front (3)	Side Yards (5, 6)		Rear (5)
						Least 1	Total 2	
OS-1	---	---	35 feet	---	30	---	---	---
B-1	---	---	25 feet	---	10	---	---	---
B-2	---	---	35 feet	---	30	---	---	---
B-3	10 acres	--	35 feet	---	30	---	---	---

(a) **Footnotes to Schedule of Area, Height, and Placement Requirements**

(1) **Depth to Width Ratio.** All lots created after the adoption date of this ordinance

shall have a lot depth not more than four (4) times its width, as measured at the front lot line.

- (2) **Building Height.** Exceptions to building height shall be as provided for in *Section 7.14.03(a) Height Limit*.
- (3) Off-street parking shall be permitted to occupy a portion of the required front yard provided that there shall be maintained a minimum unobstructed and landscaped setback of ten (10) feet between the nearest point of the off-street parking area, exclusive of access driveways, and the nearest right-of-way line as indicated on the Major Thoroughfare Plan.
- (4) **Natural Features Setback.** All structures shall be set back at least twenty-five (25) feet from all natural features such as drains, regulated wetlands, natural ponds, lakes and streams.
- (5) A setback and screening buffer as listed in Table 7.15.1 is required when a rear or side lot line is adjacent to different a zoning district or use.
- (6) Side yards are not required along the interior side lot lines of the District, except as otherwise specified in the Building Code, provided that if walls of structures facing such interior side lot line contain windows, or other openings, side yards of not less than ten (10) feet shall be provided. Where a lot borders on a street, there shall be provided a setback of not less than ten (10) feet on the side bordering the street.