

## Proposed Ordinance Change

### **5.5 Highway Business District (B2)**

The intent of the B2 District is to provide for moderate density highway-oriented business use and also recognizes the scattered patterns of roadside development established prior to zoning.

#### **5.5.1 Permitted Structures and Uses**

##### **5.5.1.1 Permitted Uses**

Any principal use permitted as regulated in District B1, (but not including fish processing facilities), and also retail and service businesses serving motorists including but not limited to church, city truck depot, commercial, drive-in theaters, drive-in restaurants, medical, motor vehicle service stations, offices, recycle centers, residential, retail, uses involving outdoor display or storage of large amounts of merchandise such as a building supply store, commercial nursery, mobile home or motor vehicle sales (but excluding any kind of junkyard); outdoor commercial recreation or amusement facility, tavern.

##### **5.5.1.2 Accessory uses**

Buildings and structures usually associated with these permitted uses shall be allowed, including home occupation, gardening and growing fruits and vegetables, keeping of domestic animals for personal use and enjoyment (but not including a kennel), private garage, private swimming pool, signs subject to "Article 6 Section 21," temporary building for uses incidental to construction, a single-family home owned by the owner or operator of a principal highway business use, and off-street parking facilities.

#### **5.5.2 Special Exceptions**

The following uses shall be permitted if expressly authorized by the Board of Appeals: Municipal building, mobile home park, multi-unit residential, and fish processing facility.

#### **5.5.3 Lot Area**

**5.5.3.1 Without Public Sewer** - Minimum of 40,000 square feet

**5.5.3.2 With Public Sewer** - Minimum of 20,000 square feet

#### **5.5.4 Frontage**

Minimum of 100 feet

#### **5.5.5 Minimum Yard Depths**

**5.5.5.1** Front Yard - 40 feet

**5.5.5.2** Side yard - 10 feet (except when abutting any "R" district, the minimum side yard shall be 20 feet)

**5.5.5.3** Back yard - 20 feet

#### **5.5.6 Maximum Heights of Buildings**

**5.5.6.1** Principal use 35 feet

**5.5.6.2** Accessory buildings 35 feet

#### **5.5.7 Maximum Lot Coverage**

30%

#### **5.5.8 Performance Standards**

Permitted uses and uses permitted by special exceptions shall conform to the performance standards described in "Article 6" of this Ordinance.