

§ 156.030 COMMERCIAL DISTRICT (B-1).

(A) *Purpose.* It is intended that the B-1 District provide opportunities for retail and service business uses which require larger development sites, highway visibility or highway access.

(B) *General minimum requirements.* The following minimum requirements, as set forth, shall apply to all buildings that may be erected, converted or structurally altered in commercial districts.

(C) *Off-street parking.* Off-street parking shall be provided as required in this chapter.

(D) *Buffer zone between commercial and residential districts.* Where a commercial district abuts a residential district, any new development shall include a buffer zone. There shall be a protective strip of not less than ten feet in width. This protective strip shall contain no structures, shall not be used for parking, off-street loading or storage, and shall be landscaped. The landscape treatment shall include a compact screen wall or fence, but shall not extend within 15 feet of the street right-of-way. The planting or fence design must be approved by the site plan review process. The site plan review process requires review by the Planning and Zoning Committee and the City Council, as set forth in this chapter.

(E) *Screening requirements.* If the City Council requires any type of screening as a condition for a variance, conditional use, or interim use permit, the applicant shall comply with the following conditions:

(1) File a copy of the screening plans with the Zoning Administrator;

(2) The screening, planting or construction, or both shall be complete within one year from the date of the building permit, subject to extension by the City Council; and

(3) The screening shall be maintained after completion.

(F) *Landscaping.* A minimum of ten percent of any lot shall be green space. Three percent of the surface area of the land within a parking area shall be landscaped with grass and shrubbery or other approved ground cover. Landscaped areas will continue to be maintained by the property owner on a continuous basis. Green areas within abutting street rights-of-way will also be maintained by the property owner. Other requirements are set forth in this chapter.

(G) *Accessory Structures.* Garages, accessory structures, screen walls, buildings and exposed areas of retaining walls shall be of similar type, quality and appearance as the principal structure. The height of an accessory structure shall not exceed the height of the principal structure.

(H) *Permitted encroachments.* The following shall not be considered as encroachments on setbacks subject to other conditions within this chapter: off-street parking spaces, flues, belt course, leaders, sills, pilaster, lintels, cornices, eaves, gutters, awnings, open terraces, service station pump islands, open canopies, steps, chimneys, flagpoles, ornamental features, open fire escapes, sidewalks and fences, except as hereinafter amended.

(I) *Driveways.*

(1) No driveway shall be located within 100 feet of any right-of-way line of a street intersection. The distances shall be measured along the property line from the corner right-of-way and county line.

(2) Access drive onto county roads shall require a review by the City Engineer. This review shall be measured along the property line from the corner right-of-way and county line.

(J) *Refuse.*

(1) Garbage and rubbish containers shall be placed at the rear of the premises or in a manner as to be out of view from the street. In no event shall containers or their enclosures be placed or maintained in a way to unreasonably interfere with the use or enjoyment of adjoining property.

(2) All garbage containers shall be screened with a suitable enclosure.

(K) *Permitted uses.*

(1) Retail sales and service, but excluding adult-oriented businesses;

(2) Daycare centers;

(3) Hotels and motels;

(4) Full service gasoline sales and service;

(5) Eating and drinking establishments;

(6) Financial institutions;

(7) Personal and professional business offices;

(8) Public buildings;

(9) Barber/beauty salons;

- (10) Commercial schools;
- (11) Hospitals and clinics;
- (12) Nursing homes;
- (13) Commercial recreation;
- (14) Car washes; and
- (15) Liquor stores.

(L) *Conditional uses.*

- (1) Automobile and motorized equipment sales and service, excluding salvage operations;
- (2) Farm implements sales and service;
- (3) Building supply sales and storage yards;
- (4) Funeral homes and mortuaries;
- (5) Animal clinics.

(M) *Commercial exterior building materials.*

(1) Except as otherwise regulated herein, the exterior wall surfaces of all new or expanded commercial buildings shall consist of face brick, finished block or other textured masonry product approved by the Planning and Zoning Commission.

(2) Exceptions to all masonry exteriors may be considered and approved by the Planning and Zoning Commission provided the following findings are met:

(a) The combination of exterior materials is used as an architectural complement to the structure;

(b) The combination of exterior materials used is not inconsistent with the quality and appearance used on similar buildings in the same zoning district or neighborhood;

(c) Site conditions limit public exposure to certain exterior surfaces where masonry products are not proposed; and

(d) An exterior wall may be temporary and a future expansion area of a structure and be subject to removal or redesign as an interior wall.

(3) Buildings are required to have contrasting architectural features and must be designed to be aesthetically pleasing.

Cross-reference:

Setbacks, see Appendix A, Table 1, Schedule of District Regulations Lot and Yard Requirements