

ARTICLE D. B-4 HIGHWAY BUSINESS DISTRICT

SECTION:

11-26D-1: Purpose

11-26D-2: Permitted Uses

11-26D-3: Permitted Accessory Uses

11-26D-4: Conditional Uses

11-26D-5: Interim Uses

11-26D-6: Uses By Administrative Permit

11-26D-7: Lot Area, Width And Setback Requirements

11-26D-8: Building Height

11-26D-1: PURPOSE:

The purpose of the B-4 highway business district is to provide for commercial and service activities oriented to the traveling public and in close proximity to major streets, while creating an attractive "gateway" to the city which fosters high quality development of businesses, with careful attention to the appearance of the site and buildings. (Ord. 5, 12-14-2006; amd. Ord. 80, 11-17-2011; Ord. 244, 3-10-2022)

11-26D-2: PERMITTED USES:

Subject to applicable provisions of this title, the following are permitted uses in the B-4 district:

Brewpubs.

Clinics.

Commercial kitchens.

Daycare facilities.

Event centers.

Funeral homes or mortuaries.

Governmental and public utility buildings and structures.

More than one principal building on a base lot.

Motels and hotels.

Offices.

Personal services.

Personal wireless service antennas located on a public structure or existing tower.

Recreation, physical.

Research facility.

Restaurants.

Retail establishments.

Service establishments.

Sexually oriented business.

Veterinary clinics, without animal kennels. (Ord. 5, 12-14-2006; amd. Ord. 80, 11-17-2011; Ord. 134, 5-26-2016; Ord. 179, 10-25-2018; Ord. 244, 3-10-2022)

11-26D-3: PERMITTED ACCESSORY USES:

Subject to applicable provisions of this title, the following are permitted accessory uses in the B-4 District:

Accessory and secondary use antennas.

Accessory structures, but such use shall not exceed thirty percent (30%) of the gross floor space of the principal use.

Ground source heat pump systems.

Off street parking and off street loading.

Sexually oriented businesses.

Signs.

Solar energy systems.

Wind energy systems up to thirty-five feet (35') in height. (Ord. 5, 12-14-2006; amd. Ord. 74, 8-11-2011; Ord. 80, 11-17-2011; Ord. 85, 12-1-2011; Ord. 244, 3-10-2022)

11-26D-4: CONDITIONAL USES:

Subject to applicable provisions of this title, the following are conditional uses in the B-4 District and require a conditional use permit based upon procedures set forth in section 11-3-2 of this title:

Accessory outdoor dining/seating, the area of which exceeds fifteen percent (15%) of the gross floor area of the principal use.

Accessory outdoor sales and display, the area of which exceeds fifteen percent (15%) of the gross floor area of the principal use.

Auto repair, minor or major.

Breweries, small, with taprooms.

Commercial car washes.

Commercial, private, and public satellite dish transmitting or receiving antennas greater than two meters (2 m) in diameter.

Essential services involving transmission pipelines and transmission or substation lines in excess of thirty-five kilovolts (35 kV) and up to one hundred kilovolts (100 kV).

Hospitals.

Kennel, commercial animal.

Lumberyards.

Microdistilleries with cocktail rooms.

Ministorage/self-service storage facilities.

Motor fuel stations.

Motor vehicle sales.

Personal wireless service antennas not located upon a public structure or existing tower.

Private clubs or lodges.

Recreation, commercial.

Satellite antennas greater than two meters (2 m) in diameter.

Wind energy systems up to seventy-five feet (75') in height. (Ord. 5, 12-14-2006; amd. 2011 Code; Ord. 74, 8-11-2011; Ord. 80, 11-17-2011; Ord. 85, 12-1-2011; Ord. 134, 5-26-2016; Ord. 179, 10-25-2018; Ord. 244, 3-10-2022)

11-26D-5: INTERIM USES:

Subject to applicable provisions of this title, the following are interim uses in the B-4 District and require an interim use permit based upon procedures set forth in and regulated by section 11-3-3 of this title:

Mining and land reclamation. (Ord. 5, 12-14-2006; amd. Ord. 80, 11-17-2011; Ord. 244, 3-10-2022)

11-26D-6: USES BY ADMINISTRATIVE PERMIT:

Subject to applicable provisions of this title, the following uses are allowed by administrative permit in the B-4 District based upon procedures set forth in and regulated by section 11-3-4 of this title:

Accessory drive-through facilities.

Accessory outdoor dining/seating, the area of which does not exceed fifteen percent (15%) of the gross floor area of the principal use.

Accessory outdoor sales and display, the area of which does not exceed fifteen percent (15%) of the gross floor area of the principal use.

Essential services, except transmission pipelines and transmission or substation lines in excess of thirty-five (35) kilovolts and up to one hundred (100) kilovolts.

Temporary outdoor uses. (Ord. 5, 12-14-2006; amd. 2011 Code; Ord. 74, 8-11-2011; Ord. 80, 11-17-2011; Ord. 244, 3-10-2022)

11-26D-7: LOT AREA, WIDTH AND SETBACK REQUIREMENTS:

The following minimum requirements shall be observed in a B-4 district, subject to additional requirements, exceptions and modifications set forth in this title:

- A. Lot Area: Twenty thousand (20,000) square feet.
- B. Lot Width: One hundred twenty-five feet (125').
- C. Setbacks:
 1. From streets:

- a. Arterial streets: Thirty-five feet (35').
- b. Collector and local streets: Thirty feet (30').
2. Side yards: Ten feet (10'), except side yards abutting a residential district shall be no less than fifty feet (50').
3. Rear yards: Twenty-five feet (25'), except rear yards abutting a residential district shall be no less than fifty feet (50').
4. Setback between buildings: For lots with more than one principal structure on a base lot, the setback between buildings shall be a minimum of twenty feet (20'). (Ord. 5, 12-14-2006; amd. Ord. 80, 11-17-2011; Ord. 244, 3-10-2022)

11-26D-8: BUILDING HEIGHT:

Structures shall not exceed thirty-five feet (35') in height, except as provided in section 11-5-2 of this title. (Ord. 5, 12-14-2006; amd. Ord. 80, 11-17-2011; Ord. 244, 3-10-2022)