

### DIVISION 3. NON-RESIDENTIAL & MIXED USE DISTRICTS

#### Sec. 130-301. B-1 business office.

- (a) *Purpose and intent.* The B-1 business office district is intended to implement the Comprehensive Plan's Business Corridor Character Area and to provide office development with limited retail and institutional uses. Office development serves as a transition between residential developments and higher intensity non-residential uses.
- (b) *Uses permitted.* See §130-241.
- (c) *Maximum structure height.* No structure shall be greater than 55 feet in height excluding mechanical equipment, which shall be adequately screened. Broadcasting and telecommunication towers, public facilities, and public utility uses may exceed this height subject to approval of a special use permit in accordance with Article IX of this chapter.
- (d) *Minimum setbacks and structure location requirements:*
  - (1) Front, 15 feet from any street right-of-way line.
  - (2) Side and rear:
    - a. None adjacent to a "B" or "I" district lot line.
    - b. 25 feet from any "R" district lot line. However, when the structure exceeds 25 feet in height, an additional setback of one foot shall be required for each foot in height above 25 feet.
- (e) *Off-street parking requirements.* See Article VI of this chapter.
- (f) *Open space and tree canopy requirements.* See Article VII of this chapter.
- (g) *Drive-through windows.* Drive-through windows are permitted for all uses in conformance with the DCSM.
- (h) *Floor area.* Within any building, the uses listed below shall not cumulatively exceed 25 percent of the gross floor area of the building:
  - (1) Personal improvement services
  - (2) Professional personal services
  - (3) Retail sales
  - (4) Specialty food shops
- (i) *Outdoor display and outdoor storage.*
  - (1) All uses shall be conducted entirely within an enclosed building with no outdoor storage.
  - (2) Outdoor display. See §130-61.

- (j) *Screening.* To assist in the prevention of the transmission of light, noise, or other deleterious effects from commercial uses into adjacent “R” districts, there shall be provided within the B-1 zone continuous opaque screening and landscape buffer, a minimum of 25 feet in width along the common boundary line between the “R” and the B-1 district. Such screening shall conform to the DCSM.

**Sec. 130-302. B-2 neighborhood commercial.**

- (a) *Purpose and intent.* The B-2 neighborhood commercial district is intended to implement the Comprehensive Plan’s Neighborhood Business Character Area and to provide locally-serving office, retail, service, and institutional uses at a scale and level appropriate adjacent to a suburban or traditional residential neighborhood setting.
- (b) *Uses permitted.* See §130-241.
- (c) *Maximum structure height.* No structure shall be greater than 35 feet in height, excluding mechanical equipment, which shall be adequately screened. Broadcasting and telecommunication towers, public facilities, and public utility uses may exceed this height subject to approval of a special use permit in accordance with Article IX of this chapter.
- (d) *Minimum setbacks and structure location requirements:*
  - (1) Front, 15 feet from any street right-of-way line.
  - (2) Side and rear:
    - a. None adjacent to a “B” or “I” district lot line.
    - b. 25 feet from any “R” district lot line. However, when the structure exceeds 25 feet in height, an additional setback of one foot shall be required for each foot in height above 25 feet.
- (e) *Off-street parking requirements.* See Article VI of this chapter.
- (f) *Open space and tree canopy requirements.* See Article VII of this chapter.
- (g) *Drive-through windows.* Drive-through windows are only permitted subject to approval of a special use permit in accordance with the requirements of Article IX of this chapter and in conformance with the DCSM.
- (h) *Floor area.* The gross floor area of any individual principal use shall not exceed 10,000 square feet.
- (i) *Outdoor display and outdoor storage.*
  - (1) All uses shall be conducted entirely within an enclosed building with no outdoor storage.
  - (2) Outdoor display. See §130-61.
  - (3) No exterior runs or exercise areas are permitted for veterinary hospitals.