

Green Text = copied over existing language

Gold Text = paraphrased or combined from existing language

Blue Text = New language

500 Business Districts

510 Districts Established and Purpose

The following business districts are hereby established according their purpose and the intent of the Comprehensive Plan. Collectively, these districts are herein this chapter called “business districts.”

511 B-1 Neighborhood Business District

- (A) Purpose. This district is intended to provide a district which encourages compact walkable centers for office, retail sales, and personal services that connect to and serve the adjacent neighborhoods and to preserve and protect the general character of the adjacent areas.
- (B) Application – This district shall be applied to properties guided Commercial as shown on the current Comprehensive Plan.

512 B-2 Community Business District

- (A) Purpose. This district is intended to provide a district for the development of community-scale office, retail sales, restaurant, and services functional for both pedestrians and automobiles.
- (B) Application – This district shall be applied to properties guided Commercial as shown on the current Comprehensive Plan.

513 B-3 Regional Business District

- (A) Purpose. This district is intended to provide for large-scale commercial development, including retail, entertainment, restaurant, and other complementary commercial uses. The district is intended to provide a commercial environment that is functional for both pedestrians and automobiles serving the community and region.
- (B) Application – This district shall be applied to properties guided Commercial as shown on the current Comprehensive Plan.

514 I-1 Light Industrial District

- (A) Purpose. This district is intended to provide areas in which to locate businesses that enhance the city's tax base, have a large employee base, involve manufacturing, warehousing, distribution, office uses, and other accessory retail and service uses offered on site with minimal outdoor storage. This district also accommodates large users such as indoor recreational complexes.
- (B) Application – This district shall be applied to properties guided Business Park as shown on the current Comprehensive Plan.

515 I-2 General Industrial District

- (A) Purpose. This district is designed to provide a district for intense manufacturing, warehousing, distribution, and industrial uses due to the characteristics of the use of the property, and/or have an extensive amount of outdoor processing and/or outdoor storage.
- (B) Application – This district shall be applied to properties guided Business Park as shown on the current Comprehensive Plan.

520 Uses

The following sections establish listings of the permitted, conditional, principle, accessory, and temporary uses for the business zoning districts (B-1, B-2, B-3, I-1, I-2). The uses have been allocated to the individual

districts to allow reasonable use of properties in a manner that is compatible with the Comprehensive Plan, the purpose of each business zoning district, and the overall purpose of this chapter. Whenever in any zoning district a use is neither specifically permitted or denied, the use shall be considered prohibited.

521 Primary Uses

Permitted and conditional principal uses are listed in the following table for each of the districts in this section. Additional performance standards for the uses are found in Section 525.

P=Permitted Use, C=Conditional Use, NP=Use Not Permitted

Use	B-1	B-2	B-3	I-1	I-2
Adult Uses – Principal	NP	NP	C	NP	NP
Agriculture	NP	NP	NP	P	P
Animal Service Business and Veterinary Clinics	P	P	P	NP	NP
Asphalt and Concrete Plants	NP	NP	NP	NP	C
Assembly Halls, Banquet Halls, or Conference Centers	NP	C	C	NP	NP
Banks	NP	P	P	P	P
Breweries and Distilleries	NP	C	C	P	P
Car Washes and Detailing Services	NP	C	C	C	C
Commercial Recreation, Indoor	NP	C	C	C	C
Commercial Recreation, Outdoor	NP	C	C	NP	NP
Communications Towers	C	C	C	C	C
Daycare Centers	P	P	P	P	P
Digital Billboards	NP	C	C	C	C
Distribution Facility	NP	NP	NP	NP	P
Equipment, tool, and party supply rental business	NP	NP	C	C	C
Funeral Homes	P	P	P	NP	NP
Gas Station, CNG Fuel Sales	NP	C	C	C	C
Governmental or Public Utility	P	P	P	P	P
Hotels	P	P	P	NP	NP
Manufacturing, Assembly, Production, Research and Testing Labs, and the like	NP	NP	NP	P	P
Medical and Dental Offices and Clinics	P	P	P	P	P
Motor Vehicle Repair	NP	C	C	C	C
Motor Vehicle Sales and Rental	NP	NP	C	C	C
Offices and Professional Services	P	P	P	P	P
Personal Services	P	P	P	P	P
Post-Secondary Educational Facility	NP	P	P	P	P
Private Clubs or Lodges	C	C	C	NP	NP
Religious Institutions	P	P	P	NP	NP
Restaurants	P	P	P	P	P
Retail Sales and Showrooms	P	P	P	P	P
Self-Storage Facility	NP	NP	C	C	C
Theaters, Movie Theaters	NP	P	P	NP	NP
Transportation Terminals	NP	NP	NP	C	C
Truck Terminal	NP	NP	NP	NP	C
Vehicle Impound Yards, Tow Yards	NP	NP	NP	NP	NP
Warehousing	NP	NP	NP	P	P
Wholesale Sales	NP	NP	NP	P	P

522 Accessory Uses

Permitted and conditional accessory uses are listed in the following table for each of the districts in this section. Additional performance standards for the uses are found in Section 525. All accessory uses must be accompanied by a primary use on a parcel.

P=Permitted Use, C=Conditional Use, NP=Use Not Permitted

Accessory Use	B-1	B-2	B-3	I-1	I-2
Accessory Dwelling Units	C	C	C	NP	NP
Accessory Storage Buildings and Garages	P	P	P	P	P
Adult Uses – Accessory	NP	P	P	NP	NP
Drivl-Thrus	NP	C	C	C	C
Electric Vehicle Charging Stations	P	P	P	P	P
Mobile Food Units	P	P	P	P	P
Motor Fuel Stations, CNG Stations	NP	NP	NP	P	P
Outdoor Animal Runs	NP	C	C	NP	NP
Outdoor Displays and Sales	NP	C	C	C	C
Outdoor Storage	NP	NP	C	C	C
Parking Lots and Structures	P	P	P	P	P
Retail Sales	P	P	P	P	P
Solar Energy Systems	P	P	P	P	P
Taprooms and Cocktail Rooms	NP	C	C	C	C
Vehicle and Equipment Storage	NP	NP	NP	P	P
WCES	P	P	P	P	P
Vehicle sales inventory and show lots	NP	NP	C	NP	NP

523 Temporary/Seasonal Uses

The following uses are considered temporary in nature and accessory to an established business use listed in Section 521. If a date range is given, that use is only allowed during that time period. Additional performance standards for the uses are found in Section 525.

P=Permitted Use, C=Conditional Use, NP=Use Not Permitted

Use	B-1	B-2	B-3	I-1	I-2
Construction Trailers/Field Offices	P	P	P	P	P
Outdoor retail sales of Christmas trees, wreaths, and the like <i>November 1 – December 31.</i>	P	P	P	NP	NP
Outdoor retail sales of fireworks <i>June 15-July 15</i>	P	P	P	NP	NP
Outdoor storage of snow removal equipment, temporary salt/sand shed <i>October 15-April 15</i>	P	P	P	P	P
Outdoor retail sales of plants, flowers, and the like <i>May 1 – July 31.</i>	C	C	C	C	C
Seasonal outdoor storage of marine boats <i>September 1 through May 31</i>	NP	NP	C	C	C

525 Performance Standards

Some permitted and conditional uses are further regulated based on the standards below.

(performance standards for the various uses here)