

SECTION 58. B-W, BUSINESS/WAREHOUSE DISTRICT

Subdivision

- 58.01 Purpose
- 58.02 Permitted Uses
- 58.03 Interim Uses
- 58.04 Uses by Administrative Permit
- 58.05 Accessory Uses
- 58.06 Conditional Uses
- 58.07 Lot Requirements and Setbacks
- 58.08 Maximum Building Height

58.01 PURPOSE: The purpose of the B-W, Business/Warehouse District is to provide for the establishment of wholesale and retail trade of large volume or bulk commercial items, storage and warehousing. The overall character of the B-W District is intended to be transitional in nature, thus industrial uses allowed within this District shall be limited to those which can compatibly exist adjacent to commercial and lower intensity activities. The B-W District is intended to be implemented for those areas designated for business-warehouse land uses by the Comprehensive Plan.

58.02 PERMITTED USES: Subject to applicable provisions of this Ordinance, the following are permitted uses in a B-W District:

- A. Automobile repair - major
- B. Commercial printing establishments.
- C. Commercial/professional offices.
- D. Conference centers.
- E. Contractor operations.
- F. Essential services.
- G. Governmental and public utility buildings and structures.
- H. Indoor commercial recreation.
- I. Laboratories.
- J. Lumber yards, building material sales, and similar bulk type retail sales establishments.
- K. Motor vehicle, farm implement, and recreation equipment sales, services and repair and structures accessory thereto.
- L. Personal wireless service antennas located on a public structure, as regulated by Section 29 of this Chapter.
- M. Restaurants (not of the drive-in, convenience food or drive-through type), on and off-sale liquor.

- N. Sexually oriented business - principal and accessory.
- O. Truck terminals.
- P. Wholesale showrooms/warehousing.
- Q. Other uses of the same general character as the permitted uses listed above as determined by the City.

58.03 INTERIM USES: Subject to applicable provisions of this Ordinance, the following are interim uses in the B-W District and are governed by Section 5 of this Ordinance.

- A. Farms, farmsteads, and farming.
- B. Temporary mobile towers as regulated by Section 29 of this Ordinance.

58.04 USES ALLOWED BY ADMINISTRATIVE PERMIT: Subject to applicable provisions of this Section, performance standards established by this Ordinance, and processing requirements of Section 6, the following are uses allowed in a B-W District by administrative permit as may be issued by the Zoning Administrator.

- A. Temporary outdoor promotional events and sales subject to the same provisions as required in section 55.04.B of this Ordinance.
- B. Other uses of the same general character as those listed as a permitted use in this district.

58.05 ACCESSORY USES: Subject to applicable provisions of this Ordinance, the following are permitted uses in a B-W District:

- A. Accessory uses customarily incidental to the uses allowed in Sections 58.02 and 58.06 of this Ordinance, but not including outside storage/sales, etc.
- B. Off-street parking as regulated by Section 20 of this Ordinance, including semi-trailer trucks.
- C. Off-street loading as regulated by Section 21 of this Ordinance.
- D. Radio and television receiving antennas including single satellite dish TVROs three and one-half (3.5) meters or less in diameter, short-wave radio dispatching antennas, or those necessary for the operation of electronic equipment including radio receivers, federal licensed amateur radio stations and television receivers, as regulated by Section 29 of this Ordinance.
- E. Signs as regulated by Section 31 of this Ordinance.

58.06 CONDITIONAL USES: The following are conditional uses in a B-W District. (Requires a conditional use permit based upon procedures set forth in and regulated by Sections 4.02 and 4.04 of this Ordinance).

- A. Open and outdoor storage as a principal or accessory use provided:
 - 1. The storage area is landscaped, fenced, and screened from view of neighboring uses and abutting Residential Districts.
 - 2. Storage is landscaped and screened from view from the public right-of-way.
 - 3. Storage area is blacktopped or concrete surfaced.
 - 4. All lighting shall be hooded and so directed that the light source shall not be visible from the public right-of-way or from neighboring residences.
 - 5. The storage area does not take up parking space or loading space as required for conformity to this Ordinance.

- B. Open or outdoor service, sale and rental as a principal or accessory use provided that:
 - 1. Outside sales areas are landscaped and fenced or screened from view of neighboring residential uses or an abutting residential district.
 - 2. All lighting shall be hooded and so directed that the light source shall not be visible from the public right-of-way or from neighboring residences.
 - 3. Areas are asphalt or concrete surfaced.
 - 4. The use does not take up parking space or loading areas as required for conformity to this Ordinance.
 - 5. Additional parking, pursuant to Section 20 of this Ordinance is provided for said space.

- C. Manufacturing, compounding, assembly, packaging, treatment or storage of products and materials provided that:
 - 1. The proposed use complies with the performance standards outlined in Section 15 and all other applicable provisions of this Ordinance.

- D. Personal wireless service towers and antennas not located on a public structure, as regulated by Section 29 of this Ordinance.

58.07 LOT AREA REQUIREMENTS AND SETBACKS: The following minimum requirements shall be observed in a B-W District, subject to additional requirements, exceptions and modifications set forth in this Ordinance.

- A. Lot Area: One (1) acre.
- B. Lot Width: Two hundred (200) feet
- C. Setbacks:

- 1. Front yards:

Setbacks
From Right-
of-Way Lines Road Class

35 feet	State/Federal Highway
35 feet	County Road
35 feet	Local Street

Where a lot is located at the intersection of two (2) or more streets that bound two (2) or more sides of the lot, no building shall project beyond the front yard line of either street.

- 2. Side Yards: Ten (10) feet.
- 3. Rear Yards: Twenty (20) feet.
- 4. Buffer Yards: The side yard or rear yard setback shall be thirty-five (35) feet if abutting a residential district.

58.08 MAXIMUM BUILDING HEIGHT:

- A. Principal building: Thirty-five (35) feet
- B. Accessory building: Per Section 15.04 of this Ordinance.

SECTION 59 - RESERVED