

Chapter 1—Zoning Regulations

Part 1400 Obsolete Zone District B-5 Thoroughfare Business

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Section 11.1.1401 Intent

- A. THIS DISTRICT IS AN OBSOLETE ZONING DISTRICT. SEE SECTION 11.1.106 FOR EXPLANATION OF DEVELOPMENT RESTRICTIONS.
- B. Uses within this district are intended to provide services which are located proximate to arterial roadways, in order to facilitate the motoring public.
- C. All uses conducted in this district shall be contained within structure(s) (no outdoor storage, display, or sale).

Section 11.1.1402 Principal Permitted Use

- A. Any use permitted in the B-3 District.
- B. Commercial recreation including, but not limited to: bowling alley, tennis club, and skating rink.
- C. Any of the following:
 - 1. Automobile service station and repair garage for minor repairs
 - 2. Hotel or motel
 - 3. Retailing customarily sold to meet the needs of the motoring public, including, but not limited to Automobile parts and accessories, souvenirs, and arts and crafts
 - 4. Restaurant
 - 5. Office

6. Financial institutions (including drive-through facilities)

7. ~~Sexually-oriented business~~ (Ord. 2005-O-28)

D. Uses not specifically listed above may be permitted if, in the opinion of the Zoning Administrator, they are similar in character to permitted uses in this District, and are in conformance with the intent of this district.

Section 11.1.1403 Accessory Use

A. Building and use customarily appurtenant to the permitted use

B. Structure, roof, or building face mounted CMRS facility (Subject to further restrictions. See section on Commercial Mobile Radio Facilities)

C. Free standing CMRS (Subject to further restrictions. See section on Commercial Mobile Radio Facilities)

Section 11.1.1404 Special Exception Use

Free-standing CMRS facility which exceeds the height limitations set forth in these Regulations.

Section 11.1.1405 Use by Special Review

A. 24-hour convenience facility operation

B. Massage parlor

C. Billboard and/or off-premise signage

D. Car wash and/or auto detailing

E. Quasi-public use (church, etc.)

Section 11.1.1406 Maximum Building Height

Not to exceed fifty feet (50') and including mechanical appurtenances.

Section 11.1.1407 Minimum Yard Requirements

A. All uses and/or structures in this district shall set back a minimum of fifty feet (50') from property lines abutting residential zones or uses and twenty-five feet (25') from public right-of-way lines.

- B. Minimum distance between structures is 20'.
- C. Interior lot line setback is 10'.
- D. Minimum designated parking area setback is 10' from each property line.
- E. Structures located on the south side of streets or highways may be required to provide additional building setbacks, depending on structure height, to allow necessary snow and ice melt from adjacent streets and sidewalks.

Section 11.1.1408 Minimum Unobstructed Open Space

- A. Twenty percent (20%) for one or two story structures, plus
- B. Five percent (5%) for each additional story.

Section 11.1.1409 Airport Influence Area Regulations

This zone district may be affected by the special use and height restrictions and performance regulations as set forth in these Regulations.

Section 11.1.1410 Special Area and Activity Regulations

This zone district may be affected by the special area and activity regulations as set forth in Chapter 1, Part 3600.

Section 11.1.1411 Voided/De-Annexed/Disconnected Land Regulations

This zone district may affect land that has been de-annexed from a municipality as set forth in these Regulations.