

Chapter 14

BN NEIGHBORHOOD BUSINESS DISTRICT/ZONE

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10-14-1: DESCRIPTION AND PURPOSE:

A BN neighborhood business district is intended to create, preserve and enhance areas of retail establishments serving frequently recurring needs in convenient locations, and is typically appropriate to small shopping clusters or integrated shopping centers located within residential neighborhoods. (Ord. 2140)

10-14-2: PERMITTED BUILDINGS AND USES:

Permitted buildings and uses in the BN district shall be as set forth in section 10-3-2, "Schedule of District/Zone Land Use Controls", of this title, subject to the general provisions and exceptions set forth in this and other chapters of this title. (Ord. 2140; amd. Ord. 2909)

10-14-3: BUILDINGS AND USES PERMITTED CONDITIONALLY:

The planning and zoning commission may grant a conditional use permit for any of the conditional uses listed for the BN district as set forth in section 10-3-2, "Schedule of District/Zone Land Use Controls", of this title, in accordance with the procedures set forth in chapter 25 of this title. (Ord. 2140; amd. Ord. 2909)

10-14-4: BUILDING HEIGHT REGULATIONS:

No principal building shall exceed either three (3) stories or thirty feet (30') in height, and no accessory building shall exceed either one and one-half (1^{1/2}) stories or fifteen feet (15') in height. (Ord. 2140)

10-14-5: PROPERTY AREA, WIDTH AND YARD REQUIREMENTS:

The following minimum requirements shall be observed:

- A. Property Area: No minimum is/shall be required.
- B. Property Width: No minimum is/shall be required.

- C. Front Yard (Setback): A minimum width/depth of twenty feet (20') for structures and for parking areas is/shall be required. Correspondingly, buildings situated on corner properties shall observe a minimum setback of twenty feet (20') from and along both streets for structures and parking areas.
- D. Interior Yards: Properties within the BN district are not/shall not be required to provide interior yard setbacks if said lots or development sites abut property lines of commercially or industrially zoned property. When interior lot lines of a property zoned BN abut property zoned residentially, interior yards (setback) not less than fifteen feet (15') wide/deep shall be required opposite the residential district.
- E. Access: All lots/parcels developed/"built out", or proposed to be developed/"built out" with structures thereon shall have, or be demonstrated to have, legal access to a public street, before the city may issue or approve construction of any structures on that lot/parcel (as iterated in the definition of "property" in section 10-1-2, "Definitions" and subsection 10-1-7B1 of this title). Lots/parcels developed in this zone do not have to have direct lot/parcel frontage on a public street however, only legal access to the same. (Ord. 3805, 7-21-2008)

10-14-6: MAXIMUM PROPERTY COVERAGE:

None specified. (Ord. 2140; amd. Ord. 2978)

10-14-7: PARKING:

All uses shall conform to the general provisions and loading area standards of number, area, surface, screening and maintenance as required in chapter 22 of this title. All uses shall also conform to the parking lot landscaping provisions of chapter 33 of this title. (Ord. 2140; amd. Ord. 2919)

10-14-8: SIGNS:

All uses shall conform to the sign provisions of chapter 23 of this title. (Ord. 2140; amd. Ord. 2978)

10-14-9: OTHER REQUIRED CONDITIONS:

The following additional conditions shall apply:

- A. Outside Uses: All principal uses except private or public parking areas and service station pump islands shall be in an entirely enclosed building unless otherwise specified by a conditional use permit. Temporary uses may be allowed subject to regulations cited in subsection 10-1-12B of this title.

Accessory exterior storage affiliated with principal uses shall not be allowed in any area in front of the principal building(s) on a property and shall be otherwise screened from view with a site obscuring fence, wall or hedge not to exceed eight feet (8') in height. Materials so stored shall be kept below the top of the fence.

- B. Setback From Residential Districts: In any BN district directly across the street from any residential district or any agricultural district, the parking and loading facilities shall be distant at least twenty feet (20') from the street and the buildings and structures at least thirty-five feet (35') from the street; provided, the foregoing requirements of this subsection shall not apply where such residential district or agricultural district is separated from the BN district by a street

planned to have a right of way eighty feet (80') or more, and that a screen wall and/or landscaping is established and maintained on the BN property.

- C. Fabrication Repair: Not more than three (3) persons shall be engaged in the fabrication, repair and other processing of goods in an establishment, and not more than three (3) aggregate horsepower shall be employed in the operation of all machines employed for the aforesaid purposes.
- D. Nuisances: All operations conducted on the premises shall not be allowed to constitute a nuisance by reason of smoke, fumes, odor, steam, gases, vibrations, noise, hazards or other causes, beyond the property boundary lines, and shall comply with the performance standards of chapter 1 of this title. (Ord. 2140; amd. Ord. 2978)

10-14-10: LANDSCAPING:

All property/development site landscaping shall be established in accordance with the requirements of chapters 22 and 33 of this title, additionally:

- A. Shopping Centers: All shopping centers shall require groupings and/or strips of landscape materials along the length of any street bordering the center.
- B. Landscaping Adjacent to Residential Districts: All sites having a common boundary line with a residential classified property shall have erected and maintained a view obscuring wall, fence or coniferous hedge not less than five feet (5') nor more than six feet (6') in height for screening purposes and controlling access. Public utility installations need only fence and screen with appropriate materials such as base planting of coniferous shrubs or trees and climbing coniferous plant materials on the fences to minimize the industrial character of such installations with the area surrounding the fenced and screened enclosure landscaped and planted to create a park like atmosphere. (Ord. 2140)