

# Chapter 17

## BF FREEWAY BUSINESS DISTRICT/ZONE

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### **10-17-1: DESCRIPTION AND PURPOSE:**

The BF freeway business district is intended to permit the location of needed freeway commercial facilities in the vicinity of on and off ramp frontage and access roads of limited access highways with a minimum of traffic congestion in the vicinity of the ramp. Permitted uses are therefore limited to commercial establishments required by highway users, and certain performance standards, subject to planning and zoning commission review, are included to protect the freeway design.

The freeway business district is to be established only upon land abutting a frontage or access road of a limited access highway. (Ord. 2140)

### **10-17-2: PERMITTED BUILDINGS AND USES:**

Permitted buildings and uses in the BF 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.

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 sight 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. (Ord. 2140; amd. Ord. 2978)

### **10-17-3: 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 BF 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)

#### **10-17-4: BUILDING HEIGHT REGULATIONS:**

No principal building shall exceed three (3) stories or thirty feet (30') in height, and no accessory building shall exceed either one and one-half (1½) stories or fifteen feet (15') in height. (Ord. 2140)

#### **10-17-5: 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): No minimum is/shall be required.
- D. Interior Yards: Properties within the BF district are not/shall not be required to provide interior yard setbacks if said lots or developed sites abut property lines of commercially or industrially zoned property. When interior lot lines of a property zoned BF abut property residentially zoned, interior yards of not less than twenty-five feet (25') 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)

#### **10-17-6: MAXIMUM PROPERTY COVERAGE:**

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

#### **10-17-7: 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)

#### **10-17-8: SIGNS:**

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

#### **10-17-9: LANDSCAPING:**

All landscaping shall be established in accordance with the requirements of chapters 22 and 33 of this title, additionally;

- A. Screening: Each development shall be permanently screened from adjoining and contiguous residential areas or districts by a wall, fence, greenbelt or other enclosure approved by the

commission of minimum height of four feet (4') and maximum height of seven feet (7'). No signs shall be permitted on any part of a screening enclosure unless equivalent screening is provided by existing parks, parkways, recreational areas or by topography or other natural conditions. No screening shall be required when abutting existing parks, parkways, recreation areas or when natural screening is provided by topography or other natural conditions.

- B. Shopping Centers: All shopping centers shall require groupings and/or strips of landscape materials along the length of any street bordering the center. (Ord. 2140; amd. Ord. 2978)