

## **CHAPTER 1158—"B-5" SPECIAL BUSINESS DISTRICT**

### **1158.01 PURPOSE**

The purpose of the B-5 Special Business District is to accommodate a limited range of industrial activities and a wide range of commercial uses including wholesaling, storage, mail order, auto related, and office and retail in conjunction with industrial or wholesaling uses. Permitted industrial uses include enterprises engaged in assembling, altering, fabricating, finishing, processing, creating, repairing, renovating, painting, and cleaning. All uses within the B-5 district shall be operated entirely within an enclosed structure, which is clean, quiet and free of hazardous or other objectionable elements such as noise, dust, odor, smoke, glare and vibration.

### **1158.02 PERMITTED USES**

Permitted uses in this district shall be as follows:

- A. Government Buildings;
- B. Wholesale Businesses
- C. Offices;
- D. Retail Businesses;
- E. Light manufacturing establishments.
- F. Clinics;
- G. Financial Institutions;
- H. Funeral Homes;
- I. Personal Service Establishments;
- J. Public Recreation Areas;
- K. Rental Halls;
- L. Restaurants;

### **1158.03 CONDITIONAL USES**

The following conditional uses shall be permitted only if expressly authorized by the Planning Commission in accordance with Chapter 1195, Conditional Uses.

- A. Animal/Veterinary Hospitals;
- B. Automotive Repair;
- C. Automotive Body Shops
- D. Automotive Washing Establishments;
- E. Cellular or Wireless Communications Systems;
- F. Child Day Care Centers.
- G. Religious Places of Worship.

**1158.04 ACCESSORY USES**

The following accessory uses shall be permitted in accordance with Chapter 1181, Supplementary District Regulations, except for signs, which shall be regulated by Chapter 1191, Signs.

- A. Accessory Buildings and Uses customarily incidental to the principal use of the lot;
- B. Commercial Garages;
- C. Signs;
- D. Outdoor Storage
- E. Warehouses.

**1158.05 MAXIMUM HEIGHT**

The maximum height for all structures within this district shall be 45 feet.

**1158.06 MINIMUM LOT AREA**

The minimum lot size for a permitted structure housing one or more permitted uses shall not be less than 15,000 square feet in area.

**1158.07 MINIMUM LOT WIDTH**

For each permitted use within this district, there shall be a minimum lot width of 20 feet at the public road right-of-way.

**1158.08 MINIMUM FRONT YARD SETBACK**

- A. The minimum front yard setback shall be fifteen (15) feet from the right-of-way line.
- B. Buildings or uses shall be located no less than (70) seventy feet from any residential district or use.

**1158.09 MINIMUM REAR YARD SETBACK**

- A. The minimum rear yard setback for properties in this district shall be twenty (20) feet from the rear lot line.
- B. Buildings or uses shall be located no less than (70) seventy feet from any residential district or use.

**1158.10 MINIMUM SIDE YARD SETBACK**

- A. The minimum side yard setback for properties in this district shall be fifteen (15) feet from each side lot line.
- B. Buildings or uses shall be located no less than (70) seventy feet from any residential district or use.

**1158.11 OTHER REQUIREMENTS**

The principal structure shall cover less than 50% of the lot.

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