

A. Intent of Classification. The Regional Business classification is intended to create a zoning district to provide for the development of regional shopping centers; to establish and maintain intensive commercial activities and specialized service establishments that require centralized locations within a large service area; to provide a full range of merchandise and services usually obtainable in major department stores and their complimentary specialty shops; and to permit the development of major financial and administrative complexes that may serve a region and require a conspicuous and accessible location convenient for motorists.

B. Permitted Uses (including all the permitted uses in B-1 & B-2):

Agricultural chemical, fertilizer sales, including application companies

Agricultural farm equipment, tools, implements, machinery, lease, sales, new, used, retail, wholesale, repair

Auction houses, excluding animals

Automobile paint, body shop

Automobile, truck sales, lease, new, used

Awning sales

Blacksmith, farrier shops

Bottled gas, refilling of cylinders

Bottling plant (non-alcoholic beverages)

Bus terminal

Farm, utility storage structures, sheds manufacturing, sales, retail, wholesale, installation

Glass, mirror shop

Horse trailers, farm wagons, manufacturing, sales, and repair

Kennel

Linen supply

Manufactured home, model home complex

Manufactured homes

Medical transport service

Mortuary

Motorcycle sales, service

Parking of commercial vehicles in excess of 16,000 lbs. not used by permitted business

Pawnshop

Pest control agency, supplies

Plant nursery, landscape contractor's yards, retail, wholesale

Railroad terminal

Recreational vehicle sales

Refrigerating equipment, commercial, repair

Repair, detailing of motor vehicles, recreational vehicles, or trailers

Shooting facility, enclosed

Sign shop, painting

Skating ring

Trailers, sales, lease, new, used, repair

Upholstery shop, including repair

Veterinary office, supplies

C. Special Uses (requiring permit):

Auction houses, excluding those for animals

Automobile, parts used

Bakery, industrial, commercial

Cemetery, crematory, mausoleum

Construction or contractor yard

Flea market, new and used merchandise, inside, outside

Garbage transfer station

Gas meter facility and supply lines, high pressure (except where such permits are pre-empted by State or

Horses or cattle, not a sales operation. (See special lot area and number requirements in Sec. 4.2.6.F)

Kennel

Lumberyards and building material sales

Monuments or memorials, retail

Produce, outside building

Redemption, recycle center

Research, testing lab

Sewage treatment plants with an inflow exceeding 5,000 gallons per day

Shops performing custom work-electrical, plumbing, sheet metal, motor vehicle custom bodywork

Sports arena

Sprayfields or other type of effluent disposal area when application rate exceeds 5,000 gallons per day, if allowed by law

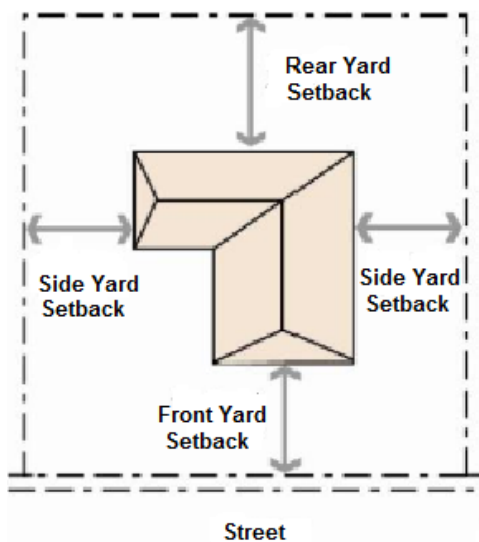
Storage warehouses

Swimming pool supplies

Utility company service yards

Water wellfields

D. Development Standards:



Maximum Density: 1 dwelling unit per shop or store

Minimum Lot Area: None

Minimum Lot Width: None

Maximum Building Height: 50 feet

Maximum Floor Ratio: 1.0

E. Setbacks:

Minimum Front Setback: 40 feet

Minimum Rear Setback: 25 feet

Minimum Side Setback: 10 feet (45 feet w/gas pump)

Accessory Structures: gas pumps or islands require a 25 feet setback; gas pump canopies may protrude 10 feet into a required setback.

F. Special Requirement:

(1) All uses allowed in this zoning classification shall be located within an enclosed structure with the following exceptions:

- (a) All outdoor activities and outdoor storage of materials, components, and finished goods shall be located in side or rear yard areas and shall be fenced and buffered from view from surrounding properties.
- (b) Temporary storage or parking of motor vehicles, recreational vehicles, trailers, farm tractors and equipment, which are for, inventory or in for repair shall be located in side or rear yard areas where they are buffered from view from adjacent properties.

The temporary parking of commercial vehicles in truck stop facilities or public parking lots or facilities.

- (c) Within commercially zoned districts, unless otherwise noted the listed uses shall mean the sale of finished products or units.

G. Buffering Requirements. The table below is a modified version of Tables 6.8-2 of the Land Development Code and provides the type of buffer required between a proposed use and an existing use, or in the absence of an existing use. Refer to Section 6.8.6 for additional requirements.

Land Use Buffer Requirements		Existing or Permitted Land Use						
		AG	SFR	MF	COM	IND	PUB	ROW
Proposed Use	COM	D	B	B	-	E	C	C
	PUB	E	B	C	C	C	-	C
	IND	B	B	B	B	-	B	C/D*
	AG	-	-	-	-	-	-	-

*D Type Buffer if residential adjacent to ROW

Screening/Landscape Buffer Requirements for every 100 Lineal Feet					
Buffer Type	Required Landscape Width	Number of Trees	Shrubs & Ground Coverage	Wall Required	Additional Requirement/Notes

B	20'	2 shade/3 understory	50%	yes	
C	15'	2 shade/3 understory	50%	no	Shrubs and groundcover excludes turfgrass and must have a min. height of 3 ft. within 1 yr. of planting
D	15'	2 shade/3 understory	25%	yes	
E	5'	4 shade trees	shrubs only	no	Shrubs shall be planted in a double-staggered row and reach a maintained height of 6 ft. in 3 yrs.

(Ord. No. 17-08, § 2(Exh. A), 4-11-2017)