

Chapter 17.52. LIMITED BUSINESS DISTRICT

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17.52.010. Legislative intent.

The limited business district consists of a more limited range of commercial uses than that found in general commercial areas. The intent of this district is to allow for less intense commercial uses that are compatible with nearby residential areas and which meet neighborhood needs, rather than those city-wide. (Ord. 2000-4 (part), 2000: Ord. 65-94 (part), 1994: prior code § 1260.06.101)

17.52.020. Use regulations.

A. The following uses are permitted by right:

1. Single-family dwellings;
2. Two-family dwellings;
3. Guest houses;
4. Home occupations;
5. Churches and places of worship;
6. Schools of limited instruction;
7. Parks, playgrounds and playing fields;
8. Standard restaurants;
9. Professional and business offices;
10. Banks and other financial institutions;
11. Stores where goods are sold or service is rendered primarily at retail;
12. Community residences;
13. Family day care homes;
14. Municipal and public service corporation buildings and facilities; community water supply reservoirs; community well houses; water towers, water and sewage treatment facilities, water and sewage pumping stations;
15. Accessory uses with respect to the foregoing.

B. The following uses require a special use permit from the zoning board of review:

1. Conversions to a multifamily dwelling;
2. Schools, colleges and universities, including fraternity or sorority houses or dormitories for faculty or students;
3. Libraries;
4. Museums;
5. Cemeteries;
6. Religious, philanthropic, scientific, literary, historical, fraternal, and charitable institutions;
7. Agricultural and horticultural societies;
8. Fast-food restaurants;
9. Gasoline filling stations (with minor repairing);
10. Commercial parking lots;
11. Taverns;
12. Commercial indoor recreation facilities;
13. Historic guest house;
14. Federal and state buildings, excluding correctional institutions and hospitals for the mentally ill. (Ord. 2000-4 (part), 2000: Ord. 65-94 (part), 1994: prior code § 1260.06.102)

17.52.030. Dimension requirements.

- A. The minimum lot area shall be three thousand (3,000) square feet;
- B. The minimum lot width shall be fifty (50) feet. (Ord. 2000-4 (part), 2000: Ord. 65-94 (part), 1994: prior code § 1260.06.103)

17.52.040. Setback requirements.

The minimum setback requirements are:

- A. Front line, zero (0) feet;
- B. Side line, zero (0) feet;
- C. Rear line, five (5) feet. (Ord. 2000-4 (part), 2000: Ord. 65-94 (part), 1994: prior code § 1260.06.103)

17.52.050. Lot coverage requirements.

The portion of a lot to be covered by buildings shall not exceed fifty (50) percent. (Ord. 2000-4 (part), 2000: Ord. 65-94 (part), 1994: prior code § 1260.06.105)

17.52.060. Building height requirements.

Building height shall not exceed forty-five (45) feet, except as otherwise provided in Section 17.04.050. (Ord. 2000-4 (part), 2000: Ord. 65-94 (part), 1994: prior code § 1260.06.106)

17.52.070. Density requirements.

- A. For lots of less than five thousand (5,000) square feet in area which existed prior to April 13, 1977, the maximum allowable density is one single-family dwelling.
- B. Conversion to a two-family dwelling is permitted for buildings which existed prior to April 13, 1977 on lots of less than five thousand (5,000) square feet in area which existed prior to April 13, 1977.
- C. A minimum lot area of five thousand (5,000) square feet is necessary for a new two-family dwelling.
- D. A minimum lot area of five thousand (5,000) square feet is necessary for conversions to a multifamily dwelling. The maximum allowable density is one dwelling unit per one thousand five hundred (1,500) square feet of lot area. (Ord. 2000-4 (part), 2000: Ord. 65-94 (part), 1994: prior code § 1260.06.107)