

SEC. 17.21 BD Business District

1. *Purpose.* This district is established to provide for a readily accessible area for business activities to occur. The business district should also provide convenient parking and safe traffic circulation for all manner of vehicles.
2. *Permitted principal uses and structures.*
 1. Drive in banks and restaurants
 2. Building equipment and supply establishments
 3. Automobile boat, construction equipment, and farm implement sales and automobile filling stations.
 4. Wholesale and warehouse establishments
 5. Veterinary Hospitals
 6. Hotels
 7. Senior Daycare or nursery
 8. Financial and professional services.
 9. Medical, health, or social services.
 10. Light Manufacturing uses, including bottling, packaging, laboratories, and uses of similar nature.
 11. Manufacturing uses, including production, cleaning, testing, and the distribution of materials and goods, except wrecking yards, fertilizers, chemical manufacturers, cement manufacturers, explosive storage, mini storage, smelting manufacturers, tanneries, and slaughterhouses. All manufacturing uses are subject to the provisions of 17.38.
 12. Transportation Terminals
 13. Printing and publishing establishments.
 14. Commercial recreation facilities including theaters, arcades, and amusement centers.
 15. Uses not explicitly enumerate in the section as permitted uses but determined by the Community Development Director to be closely related or similar to other uses permitted within this section.
3. *Permitted accessory uses and structures.*
 1. Uses and structures customarily accessory and clearly incidental to permissible principal uses and structures.
 2. Outside storage of equipment and materials shall be located behind the principal structure's building setback line and screened from view of any public street or residential district boundary by a fence, wall shrubs, or combination. The screen shall be a minimum of 6' tall and provide 75 percent opacity. All outside areas shall be clean and orderly.
4. *Special exception uses and structures.*
 1. Uses permitted within the Residential Multifamily Zoning District (RMF).
 2. Public Utility installations.
5. *Dimensional requirements.*
 1. Minimum Dimensions.
 1. Lot Area : 15,000 Square Feet
 2. Lot Width: 75 feet.
 3. Front yard setback: twenty-five feet (25')
 4. Side yard setback: ten feet (10')
 5. Rear yard setback: ten feet (10')

6. *Permitted accessory signs.* For all permissible principal uses and structures, for each ten lineal feet of frontage on a public street, frontage being determined by the principal entrance to the premises, a maximum of one sign and 30 square feet of sign area. The sign area may be used in a lesser number of signs than permitted but the maximum number of signs shall not be exceeded even though the total area permitted is not used. No sign shall be erected within five feet of any lot line.
7. *Off-street parking requirements.*
 1. *Dwelling units.* 1 1/2 spaces per dwelling unit shall be required.
 2. *Hotels.* One parking space per sleeping room shall be required for hotels.
 3. *Manufacturing or light manufacturing.* One parking space per employee on maximum shift
 4. *Other uses.* Sufficient off-street parking such that no public street shall be used for parking.
 5. *Applicable parking requirements as specified in the CH district.* See section 17.22(7).