

## **17.40 B-1 Highway Oriented Commercial District**

### **17.40.010 Description.**

The B-1 district is composed of certain commercial and business properties customarily abutting upon arterial highways. (Ord. 95-03 §1(part), 1995; Ord. 86-13 §1(part), 1986)

### **17.40.020 Permitted uses.**

Uses permitted by right in the B-1 district shall be as follows:

A. Service station with grocery store, car washes and similar uses allowed as accessory: wrecked, junked or abandoned vehicles shall not be allowed to be stored on the property;

B. Auto repair garage: wrecked, junked or abandoned vehicles shall not be allowed to be stored on the property;

C. Restaurants, cafes and other places serving food and beverages;

D. Hotels/motels;

E. Car wash;

F. Automobile parking lots;

G. Public and quasi-public buildings and structures, including: police stations, fire stations, public schools, libraries, emergency care facilities, public recreation and public utilities;

H. Clinics and hospitals;

I. Ambulance service;

J. Office—showroom;

K. Personal service shops;

L. Transit facilities or other facilities designed to enhance the use of public transit;

M. Professional or business office;

N. Retail sales establishments and centers; and

O. Accessory uses (see Section 17.66.200). (Ord. 2005.01 §1, 2005; Ord. 95-03 §1(part), 1995; Ord. 91-24 §1(part), 1991; Ord. 86-13 §1(part), 1986)

### **17.40.030 Uses by special review.**

A. Uses permitted by special review in the B-1 district shall be as follows:

1. Amusement enterprises, including dance halls, nightclubs, bowling alleys, skating rinks, indoor shooting range, etc.;
2. Automobile sales;
3. Outdoor recreational facilities;
4. Caretaker's residence;
5. Kennels and animal hospitals;
6. New or used trailer, boat or mobile home sales or rental;
7. Plant nursery;
8. Any building more than thirty-five (35) feet in height, not to exceed fifty (50) feet in height;
9. Churches, synagogues and other religious institutions.

B. All uses by special review shall meet the requirements of Chapter 17.72. (Ord. 2005-01 §2, 2005; Ord. 95-03 §1(part), 1995; Ord. 95-02 §1(part), 1995; Ord. 91-22 §2(part), 1991; Ord. 86-13 §1(part), 1986)

### **17.40.040 Development standards.**

Development standards for the B-1 district shall be as follows:

A. Minimum front yard: a minimum front yard of fifteen (15) feet from the property line shall be required; twenty-five (25) feet if abutting an arterial street;

B. Maximum height: thirty-five (35) feet (fifty [50] feet by special review);

C. Maximum building coverage: thirty-five percent (35%) of lot area;

D. In no event shall wrecked, junked or abandoned motor vehicles be stored on any property in the B-1 district unless within a fully enclosed building. (Ord. 95-03 §1(part), 1995; Ord. 95-02 §1(part), 1995; Ord. 91-24 §1(part), 1991; Ord. 86-13 §1(part), 1986)