

Staff Draft Text Amendment, 11/15/10

CHAPTER 11-2K WB-2: SECONDARY BUSINESS DISTRICT

11-2K-1 INTENT AND PURPOSE: The WB-2 district is intended to provide for those retail sales and services the operations of which are typically characterized by the need for large display or parking areas, large storage areas, and by outdoor commercial amusement or recreational activities. This district depends on proximity to highways or arterial streets and may be located in business corridors or islands.

11-2K-2 PERMITTED USES:

- Agricultural supplies and sales
- Antique stores and auction barns.
- Automobile, boat, manufactured home, **and recreational vehicle** sales, rentals, parts, and service.
- Automotive service stations.
- Bed and breakfast establishments (see Special Provisions Section 11-3-4 of this title).
- Bowling establishments.
- Building supplies outlets.
- Bus depot.
- Churches or similar places of worship.
- Daycare centers (13 or more individuals)
- Electric, electronic, and household appliance stores.
- Financial institutions and professional services.
- Frozen food lockers, not including slaughtering.
- Furniture and home furnishing stores.
- Grocery and convenience stores.
- Hospitals, and associated related nursing homes, retirement homes, congregate housing and personal care facilities in a campus setting.
- Hotels, motels, and other hospitality and entertainment uses.
- Laundry and dry cleaning.
- Machinery and equipment sales, rental and repair.
- Mortuaries and crematories.
- Movie and video game rentals
- Personal services.
- Professional offices.
- Public buildings.
- Recreational facilities, private and commercial.
- Residential:
 - a. Caretaker's units (see Special Provisions Section).
 - b. Single family, duplex, tri-plex, fourplex and larger and

multifamily dwelling units, on levels other than the ground floor.

- Restaurants.
- Sporting goods stores with a minimum floor area of 8,000 square feet
- ~~Seed, and grain sales~~
- ~~Shopping malls~~
- Theaters.
- Vendors (see Special Provisions Section).
- Veterinary office - small animal.
- Wholesale and warehousing.

11-2K-3

CONDITIONAL USES:

- ~~Accessory Apartments~~
- Bars / lounges.
- Casinos within a Casino Overlay Zone.
- Colleges, business and trade schools.
- Department and discount retail stores
- Light assembly and light manufacturing.
- Manufactured home subdivisions.
- Manufactured home and recreational vehicle sales, parts and service
- Mini-storage.
- Personal care facilities when not in association with a hospital in a campus setting.
- Recreational vehicle parks, campgrounds and amusement parks (2 acres minimum size).
- Residential
 - a. Multi-family dwellings
- Truck stops.
- Veterinary Hospital.

11-2K-4

PROPERTY DEVELOPMENT STANDARDS: The following property development standards shall apply to land and buildings within this district:

Bulk and scale: All new structures with a building footprint of 15,000 square feet or greater, existing structures where an addition causes the total footprint to be 15,000 square feet or greater, and additions to structures where the footprint already is 15,000 square feet or greater, are subject to a conditional use permit pursuant to section 11-7-8 of this title.

Minimum Lot Area: n/a

Minimum Lot Width: n/a

Minimum Yard Spaces:	
Front:	20 feet.
Side:	20 foot greenbelt when abutting a residential district or a public right-of-way. Otherwise: none.
Rear:	20 foot greenbelt when abutting a residential district. Otherwise: none.
Maximum Height:	35 feet.
Permitted Lot Coverage:	n/a
Off-Street Parking:	See chapter 6 of this title
Accessory Uses:	Accessory uses shall maintain the same yard requirements as the primary use
Landscaping Requirements:	See chapter 4 of this title (single family uses excepted)

Definitions

CHAPTER 11-9-2

CONVENIENCE STORE: A retail establishment of up to 5,000 sq. ft. selling primarily food products, household items, newspapers and magazines, candy, and beverages, and a limited amount of freshly prepared foods such as sandwiches and salads for off-premises consumption

DEPARTMENT STORE: A retail establishment of over 20,000 square feet divided into separate departments carrying a great variety of unrelated merchandise and services

DISCOUNT RETAIL STORE: an establishment or store, offering merchandise for retail sales at less-than-usual retail prices, and characterized by large structures or warehouse style facilities of over 20,000 square feet gross floor area