

20.34.190 Heights limits.

(a) Height limitations stipulated elsewhere in this title, within residential requirements, shall not apply to barns, silos, or other farm buildings or structures on farms provided these buildings are not less than fifty feet from every lot line; to church spires, belfries, cupolas and domes, monuments, water towers, fire and hose towers, masts and aerials; parapet walls extending not more than four feet above the limiting height of the building. However, if in the opinion of the board of adjustment, such structure would adversely affect the adjoining property, such greater height shall not be authorized.

(b) Height limitations stipulated elsewhere in this title within residential district requirements shall not apply to: places of public assembly such as churches, schools, and other permitted public and semipublic buildings not exceeding six stories or seventy-five feet, whichever is less, provided that for each foot by which the height of such building exceeds the maximum height otherwise permitted in the district, its side and rear yards shall be increased in width or depth by an additional foot over the side and rear yard required for the highest building, otherwise permitted in the district. (Ord. 780 § 20, 1989).

20.34.200 Prohibited uses.

No person shall park or occupy any trailer-mobile home, travel trailer or recreational vehicle outside an approved trailer-mobile home park; except, the parking of only one unoccupied trailer-mobile home, travel trailer, or recreational vehicle in an accessory private garage building, or in a rear yard in any residential district is permitted; provided, no living quarters shall be maintained or any business practiced in any trailer-mobile home, travel trailer or recreational vehicle when same is so parked or stored. (Ord. 780 § 21, 1989).

Chapter 20.36

B-1 GENERAL BUSINESS DISTRICT

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20.36.010 Purpose.

The B-1 district is composed of land and structures used primarily to provide retail trade, personal and business services of all kinds that contribute to the construction of concentrated regional shopping in business centers. The regulations are designed to permit a highly concentrated development of the permitted uses within the district. Residences within the district are not permitted, but apartments above stores and places of business are permitted. (Ord. 645 § 14(part), 1982).

20.36.020 Permitted uses.

Permitted uses in the B-1 district shall be:

- (1) Conduct any retail business or commercial enterprise similar to those described below;
- (2) Antique shops;
- (3) Art galleries;
- (4) Appliance stores (including repairs);
- (5) Auto accessory stores;
- (6) Automobile sales room and garages (including repairs);
- (7) Bank and financial institutions;
- (8) Barbershops;
- (9) Beauty shops;
- (10) Billiard parlors;
- (11) Bicycle stores (sales, rentals and repairs);
- (12) Bakeries;
- (13) Business and commercial schools;

- (14) Bowling alleys;
- (15) Bus terminals;
- (16) Candy and ice cream stores;
- (17) Camera and photography stores (including development and studios);
- (18) Carpet and rug stores;
- (19) Catalog stores;
- (20) China and glassware stores;
- (21) Churches;
- (22) Cocktail lounges;
- (23) Clothing stores (includes tailor shops);
- (24) Clubs and lodges (fraternal and religious, private and/or public);
- (25) Commercial parking lots;
- (26) Coin philatelic stores (includes currency exchanges);
- (27) Conservatories;
- (28) Cafes (includes restaurants);
- (29) Department stores;
- (30) Drugstores;
- (31) Dwelling units and apartments located on the second floor or above;
- (32) Delicatessens;
- (33) Essential services;
- (34) Food stores (including locker services);
- (35) Flower shops;
- (36) Furrier shops (including storage and repair);
- (37) Furniture stores;
- (38) Fabric shops (including upholstery shops);
- (39) Garden supply and seed stores;
- (40) Gift shops (including hobby and variety shops);
- (41) Hardware stores;
- (42) Hotels and motels;
- (43) Jewelry stores;
- (44) Laundries (including dry cleaning establishment);
- (45) Lodging house;
- (46) Luggage store (including leather goods);

- (47) Locksmiths;
 - (48) Meeting centers;
 - (49) Musical instruments (including sales and repair);
 - (50) Museums;
 - (51) Newsstands (including tobacco shops);
 - (52) Office and office buildings (including medical, dental and optometrist laboratories research and testing);
 - (53) Office supply stores (including book stores);
 - (54) Paint stores;
 - (55) Plumbing shops;
 - (56) Picture framing;
 - (57) Printing shops;
 - (58) Post offices;
 - (59) Radio and television broadcasting stations and studios;
 - (60) Sales showrooms;
 - (61) Schools (including music and dance);
 - (62) Sewing machine stores and shops (including sales and repair);
 - (63) Shoe stores (including repair shops);
 - (64) Signs as regulated by this title;
 - (65) Sporting goods;
 - (66) Temporary buildings for construction purposes for a period not to exceed the duration of construction;
 - (67) Taverns;
 - (68) Theaters;
 - (69) Wholesale establishments with display of merchandise limited to samples only;
 - (70) Accessory uses to the above permitted uses;
 - (71) Senior housing.
- (Ord. 893 § 3, 1996; Ord. 842 § 1(5), 1993; Ord. 815 § 1, 1991; Ord. 645 § 14(A), 1982).

20.36.030 Conditional uses.

Conditional uses:

- (1) Health centers;
- (2) Hospitals;
- (3) Sanitariums;
- (4) Radio and television towers;
- (5) Dance halls;

(6) Retail and wholesale stores over fifteen thousand square feet. (Ord. 978 § 1, 2003; Ord. 977 § 1(part), 2003: Ord. 645 § 14(B), 1982).

20.36.050 Front yard.

No setback from front lot line is required for principal buildings in this district. (Ord. 645 § 14(D), 1982).

20.36.060 Side yard.

No side yards are required in this district except where joining an R district, then the same as the least width required in that R district. (Ord. 645 § 14(E), 1982).

20.36.070 Rear yard.

The rear yard shall be ten feet except where joining an R district, then shall be the same as the adjoining R district. (Ord. 645 § 14(F), 1982).

20.36.080 Off-street loading.

Off-street loading shall be in accordance with the provision put forth in Chapter 20.72. (Ord. 645 § 14(G), 1982).

20.36.090 Off-street parking.

Off-street parking shall be as required in Chapter 20.72. (Ord. 645 § 14(H), 1982).

Chapter 20.40

B-2 SERVICE BUSINESS DISTRICT

Sections: