

Chapter 27.31

B-2 PLANNED ~~NEIGHBORHOOD~~COMMUNITY BUSINESS DISTRICT

Sections:

- 27.31.010 Scope of Regulations.
- 27.31.020 General Purpose.
- 27.31.030 General Regulations.
- 27.31.035 Permitted Uses.
- 27.31.040 Permitted Conditional Uses.
- 27.31.050 Permitted Special Uses.
- 27.31.060 Accessory Uses.
- 27.31.070 Parking Regulations.
- 27.31.075 Pedestrian Circulation Regulations.
- 27.31.080 Sign Regulations.
- 27.31.085 Grading and Land Disturbance Regulations.
- 27.31.090 Height and Area Regulations.
- 27.31.100 Use Permits; Procedures and Requirements.
- 27.31.110 Commercial Center Design Standards.

Comment [CJE1]: New Commercial Center Design Standards will be applied to all new B-2 zoning districts. Existing B-2 areas will be grandfathered and will not have to follow those design standards. More explanation on exclusions will be in the Design Standards chapters

This district is intended to provide a developing area for planned retail uses to serve neighborhoods. This district includes a use permit provision to provide for the integration of the business area with adjacent residential areas and thus reduce the adverse impact on residential areas through enhanced design.

27.31.010 Scope of Regulations.

The regulations set forth in this chapter, or set forth elsewhere in this title when referred to in this chapter, are the regulations in the B-2 Planned ~~Neighborhood~~Community Business District. (Ord. 12571 §165; May 8, 1979).

27.31.020 General Purpose.

The regulations for the B-2 Planned ~~Neighborhood~~Community Business District set forth in this chapter are established to permit the development of local retail shopping facilities and related activities which will provide for planned and controlled consumer services on a neighborhood level, promote healthful economic growth, create a desirable environment, best complement the general land use pattern of the community, and assist in implementing the established goals and policies of the community. (Ord. 12571 §166; May 8, 1979).

27.31.030 General Regulations.

(a) B-2 Planned ~~Neighborhood~~Community Business District Zoning. B-2 Planned ~~Neighborhood~~Community Business District zoning shall not be granted upon any property having a total area of less than five acres.

(b) General Use Regulations. Any development, including building and open land uses, except farming and the sale of farm produce, shall be prohibited in the B-2 Planned ~~NeighborhoodCommunity~~ Business District prior to the approval of a use permit in conformance with the requirements of this chapter.

(c) Minimum requirements: No use permit shall be granted upon any property having a total area of less than five acres, except for preexisting uses as provided under Section 27.64.010(l), nor for any plan unless it is in conformance with all applicable city standards and with all regulations of the applicable sections of this chapter.

A use permit may be granted for a lot of less than five acres, provided:

(1) The lot was legally created prior to the effective date of this ordinance;

(2) The lot has remained under separate ownership from adjoining properties in the B-2 district.

The Planning Commission may, under the above conditions, adjust the requirements under paragraph (c) to permit the applicant a reasonable use of his property. (Ord. 19733 §19; June 25, 2012: prior Ord. 19608 §4; September 12, 2011: Ord. 19158 §30; October 20, 2008: Ord. 18345 §1; April 26, 2004: Ord. 17320 §2; April 20, 1998: Ord. 16962 §2; March 25, 1996: Ord. 16767 §5; April 10, 1995: Ord. 16593 §2; April 11, 1994: Ord. 14626 §2; March 16, 1987: Ord. 13736, as amended by Ord. 13745 §2; January 3, 1984: Ord. 12571 §167; May 8, 1979).

27.31.035 Permitted Uses.

A building or premises is allowed to be used for those types designated in the Use Group Tables in Chapter 27.06 as a permitted use in the B-2 Planned ~~NeighborhoodCommunity~~ Business District. (Ord. 19733 §19; June 25, 2012).

27.31.040 Permitted Conditional Uses.

A building or premises is allowed to be used for those use types designated in the Use Group Tables in Chapter 27.06 as a permitted conditional use in the B-2 Planned ~~NeighborhoodCommunity~~ Business District in conformance with the Chapter 27.62 conditions of approval for such use. (Ord. 19733 §19; June 25, 2012: prior Ord. 18977 §3; August 20, 2007: Ord. 18962 §3; July 23, 2007: Ord. 18928 §10; June 4, 2007: Ord. 18345 §2; April 26, 2004: Ord. 17364 §1; June 29, 1998: Ord. 17051 §1; August 26, 1996: Ord. 16926 §2; February 5, 1996: Ord. 16854 §30; August 14, 1995: Ord. 13344 §2; March 29, 1982: Ord. 12571 §168; May 8, 1979).

27.31.050 Permitted Special Uses.

A building or premises is allowed to be used for those use types designated in the Use Group Tables in Chapter 27.06 as a permitted special use in the B-2 Planned ~~NeighborhoodCommunity~~ Business District in conformance with the conditions of approval under the special permit granted for such use in conformance with the requirements of Chapter 27.63. (Ord. 19733 §19; June 25, 2012: prior Ord. 19224 §4; March 16, 2009: Ord. 19158 §31; October 20, 2008: Ord. 18928 §11; June 4, 2007: Ord. 18229 §3; August 18, 2003: Ord. 16144 §5; July 6, 1992: Ord. 14378 §10; May 5, 1986: Ord. 14138 §10; June 1, 1985: Ord. 12978 §15; August 25, 1980: Ord. 12894 §18; April 7, 1980: Ord. 12571 §169; May 8, 1979).

27.31.060 Accessory Uses.

Accessory uses permitted in the B-2 Planned NeighborhoodCommunity Business District are accessory buildings and uses customarily incident to any of the permitted uses, permitted conditional uses, or permitted special uses in said district. (Ord. 19733 §19; June 25, 2012; prior Ord. 12571 §170; May 8, 1979).

27.31.070 Parking Regulations.

All parking within the B-2 Planned NeighborhoodCommunity Business District shall be regulated in conformance with the provisions of Chapter 27.67. (Ord. 12571 §171; May 8, 1979).

27.31.075 Pedestrian Circulation Regulations.

Construction of on-site pedestrian circulation sidewalk systems shall be regulated in conformance with the provisions of Section 27.81.010. (Ord. 18687 §6; March 20, 2006).

27.31.080 Sign Regulations.

Signs within the B-2 Planned NeighborhoodCommunity Business District shall be regulated in conformance with the provisions of Chapter 27.69. (Ord. 12571 §172; May 8, 1979).

27.31.085 Grading and Land Disturbance Regulations.

Grading and land disturbance within the B-2 Planned NeighborhoodCommunity Business District shall be regulated in conformance with the provisions of Chapter 27.81. (Ord. 17618 §17; February 22, 2000.)

27.31.090 Height and Area Regulations.

The maximum height and minimum lot requirements within the B-2 Planned NeighborhoodCommunity Business District shall be regulated in conformance with the requirements in Chapter 27.72. (Ord. 18687 §7; March 20, 2006; prior Ord. 12571 §173; May 8, 1979).

27.31.100 Use Permit; Procedures and Requirements.

See Chapter 27.64 for use permit procedure and requirements. (Ord. 19733 §19; June 25, 2012; prior Ord. 18898 §3; March 12, 2007; Ord. 18633 §3; October 24, 2005; Ord.17857 §3; June 4, 2001; Ord. 16766 §4; April 10, 1995; Ord. 16284 §2; December 14, 1992; Ord. 15239 §2; August 7, 1989; Ord. 13528 §2; January 3, 1983; Ord. 13078 §1; January 12, 1981; Ord. 12751 §14; November 5, 1979; Ord. 12571 §174; May 8, 1979).

27.31.110 Commercial Center Design Standards.

Each application for a building permit shall be reviewed for compliance with the Commercial Center Design Standards.

Comment [CJE2]: Commercial Center Design Standards will be applied to all new B-2 zoning districts. Existing B-2 will be grandfathered and will not have to follow those design standards. More explanation on exclusions will be in the Design Standards chapters.