

Land Development Code Land Use Buffer Requirements		Existing or Permitted Land Use						
		AG	SFR	MF	COM	IND	PUB	ROW
Proposed Use	COM	D	B	B	-	E	C	C
	PUB	E	B	C	C	C	-	C

 EXPAND

Screening/Landscape Buffer Requirements for every 100 Lineal Feet					
Buffer Type	Required Landscape Width	Number of Trees	Shrubs & Ground Coverage	Wall Required	Additional Requirement/Notes
B	20'	2 shade/3 understory	50%	yes	
C	15'	2 shade/3 understory	50%	no	Shrubs and groundcover excludes turfgrass and must have a min. height of 3 ft. within 1 yr. of planting
D	15'	2 shade/3 understory	25%	yes	
E	5'	4 shade trees	shrubs only	no	Shrubs shall be planted in a double-staggered row and reach a maintained height of 6 ft. in 3 yrs.

(Ord. No. 17-08, § 2(Exh. A), 4-11-2017; Ord. No. 17-25, § 1(Exh. A), 10-3-2017)

Sec. 4.2.18. - Community Business (B-2) classification.



- A. Intent of Classification. The Community Business classification provides for the shopping and limited service needs of several neighborhoods, a community, or a substantial land area. Retail stores are intended to include general merchandise, fashion, durable goods, and

personal services. All commercial activity involving retail sales or rentals shall take place in a completely enclosed building.

B. Permitted Uses (including all the permitted uses in B-1):

Advertising specialties

Air-conditioning, heating, ventilation equipment sales, service, repair

Automobile parts, new

Automobile rental

Automobile repair, no paint or body work

Bar, alcohol sales

Bicycle sales, rentals

Boats, marine motors sales, service

Bowling Alley

Church, Places of Worship

Employment office

Food catering

Game arcade, coin-operated

Garden supply

Golf cart, LSV sales

Gun shop

Hotel, motel

Household appliance, furnishings, sales, repair

Lawn mowers, power, sales, repair

Marina

Model home sales lot, model home complex

Nightclub

Office furniture, equipment, sales, service

Package liquor store

Paint and wallpaper

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Parking garage, public

Poolroom

Post Office, privately owned, leased

Recreation building

Recreational vehicle rental

Restaurant, including fast food, drive through

Seafood shop

Stores, drug

Tattoo, body-piercing parlor

Taxidermist

Theater

C. Special Uses (requiring permit):

Automobile, truck sales, new, used

Automobile paint and body shop

Bakery, industrial, commercial

Bottling plant (non-alcoholic beverages)

Cemetery, crematory, mausoleum

Construction or contractor yard

Garbage transfer station

Gas, bottled, refill cylinders

Gas meter facility and supply lines, high pressure (except where such permits are pre-empted by state or federal regulations)

Horses or cattle, not a sales operation (See special lot area and number requirements in Sec. 4.2.6.F)

Lumberyards, building material sales

Motorcycle sales, service

Parking of commercial vehicles in excess of 16,000 lbs. not used by permitted business

Pawnshop

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Pest control agency, supplies

Plant nursery wholesale

Produce, outside building

Recreational vehicle sales

Sewage treatment plants (inflow exceeding 5,000 gallons per day)

Sprayfields (or other type of effluent disposal area when application rate exceeds 5,000 gallons per day, if allowed by law)

Storage warehouses

Swimming pool supplies

Trailers, sales, and service

Used merchandise, outside building, including flea market

Utility company service yards

Water wellfields

D. Development Standards:

Maximum Density: 1 dwelling unit per shop or store

Minimum Lot Area: None

Minimum Lot Width: None

Maximum Building Height: 50 feet

Maximum Floor Ratio: 1.0

E. Setbacks:

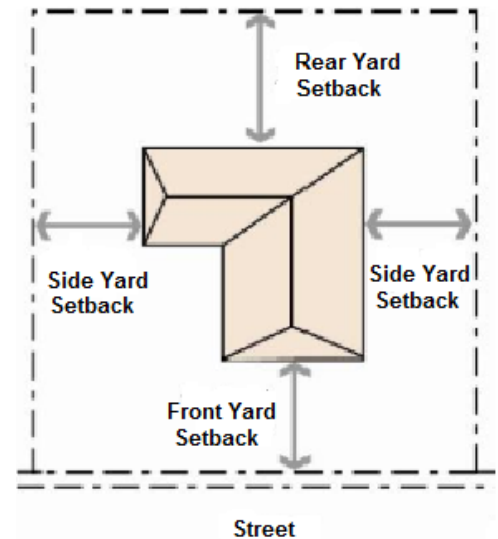
Minimum Front Setback: 40 feet (65 feet w/gas pump)

Minimum Rear Setback: 25 feet

Minimum Side Setback: 10 feet (65 feet w/gas pump)

Accessory Structures: 8 feet except for gas pumps or islands require a 25 feet setback; gas pump canopies may protrude 10 feet into a required setback.

F. Special Requirement:



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- (1) All commercial activities involving retail sales or rentals shall take place in a completely enclosed building. Restaurant, garden center, plant nursery, boat, golf cart, LSV, bicycle and lawnmower sales, rentals, and displays may take place outside, if any lawnmowers, golf carts, LSVs and bicycles being displayed outside are stored inside the sales building after business hours.
- (2) Screening of Activities. Areas used for parking of commercial vehicles, or storage of vehicles, or outdoor storage or uses shall be screened, buffered or fences in such a manner as to screen said areas from view from access streets, freeways and incompatible adjacent properties. Such screening shall form a complete opaque screen up to a point eight feet in vertical height. Items for outside storage that are not for display for retail or rental purposes shall be located in the side or rear yard area and shall be subject to the buffering requirements below, and the additional requirements of [Section 6.8.6](#).
- (3) Within commercially zoned classifications, unless otherwise noted the listed uses shall mean the sale of finished products or units.

G. Buffering Requirements. The table below is a modified version of Tables 6.8-2 of the Land Development Code and provides the type of buffer required between a proposed use and an existing use, or in the absence of an existing use. Refer to [Section 6.8.6](#) for additional requirements.

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*D Type Buffer if residential adjacent to ROW

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(Ord. No. 17-08, § 2(Exh. A), 4-11-2017; Ord. No. 17-25, § 1(Exh. A), 10-3-2017)

Sec. 4.2.19. - Specialty Business (B-3) classification.



A. Intent of Classification. The Specialty Business classification is intended to provide areas for the development of special commercial facilities requiring large parcels of land, which require access, by motor vehicles of all types including tractor-trailer units.

B. Permitted Uses:

Agricultural farm equipment, tools, implements, machinery, including lease, repair, new, used

Agricultural uses as an interim use, excluding livestock

Bus terminal

Construction or contractor yard

Heavy machinery, equipment sales, new, used, leasing, rental, repair

Repair, detailing of motor vehicles, recreational vehicles, trailers