

(4) LOT AREA AND WIDTH.

(a) Lots shall have a minimum area of 22,000 square feet and shall not be less than 100 feet in width.

(5) BUILDING HEIGHT AND AREA.

(a) No principal building or parts of a principal building shall exceed two stories or 35 feet in height, whichever is less. No accessory building shall exceed 20 feet in height.

(b) The sum total of the floor area of all principal and accessory buildings shall not exceed 50 percent of the lot area.

(c) There shall be a minimum floor area of 1,000 square feet.

(6) SETBACK AND YARDS.

(a) There shall be a minimum building setback of 42 feet from the right-of-way of all streets.

(b) There shall be a minimum side yard of 15 feet on each side and the total of both side yards shall be a minimum of 40 feet.

(c) There shall be a rear yard of not less than 25 feet.

(d) A 5 foot street yard setback for all accessory structures, except buildings.

(7) TRAFFIC LOADING, PARKING AND ACCESS. See Section 17.38.

(8) PERFORMANCE STANDARDS. See Section 17.41.

(9) NONCONFORMING USES, STRUCTURES AND LOTS. See Section 17.42.

17.29 B-5 NEIGHBORHOOD OFFICE AND SERVICE

DISTRICT. The B-5 Neighborhood Office and Service District is intended to provide for individual or limited office, professional and special service uses where the office activity would be compatible with residential neighborhood uses and not exhibit the intense activity of other business districts.

(1) PERMITTED USES. (Am. Ord. #2088 – 11/16/92).

(a) Professional Services:

1. Accounting, auditing and bookkeeping services.

2. (Am. Ord. #2492 – 8/25/03) Animal veterinary office.
3. Architectural services.
4. Chiropractor services.
5. Dental services.
6. Engineering services.
7. Land surveying services.
8. Legal services.
9. Medical clinics.
10. Optometrists.
11. Osteopaths.
12. Physician and surgeon services.
13. Urban planning services.

(b) Business Services:

1. Advertising agency services.
2. Business and management consulting services.
3. Collection and adjustment services.
4. Consumer and mercantile credit reporting services.
5. Duplicating and mailing services.
6. Employment services.
7. Public relations services.
8. Stenographic services.
9. Travel arranging services.

(c) Financial, Insurance and Real Estate Services:

1. Banks or financial institutions (not including drive-in or drive-thru facilities).

2. Business and person credit services (including credit unions).
3. Commodity contracts, brokers and dealers services.
4. Holding and investment services.
5. Insurance agents, brokers and services.
6. Insurance carriers.
7. Real estate agents, brokers and management.
8. Real estate subdividing and developing services.
9. Security brokers, dealers and flotation services.
10. Title abstracting services.

(d) Governmental Offices.

(e) Public Services Offices.

(f) Churches.

(2) PERMITTED ACCESSORY USES.

(a) Essential services.

(b) Garages for storage of vehicles used in conjunction with the operation of the business or for occupants of the premises.

(c) Ground-mounted and building-mounted earth station dish antennas.

(d) Off-street parking areas.

(e) Residential quarters for the owner, proprietor, commercial tenant, employee or caretaker located in the same building as the business.

(f) Rental apartments on a non-ground level provided there shall be a minimum floor area of 400 square feet for an efficiency apartment, 550 square feet for a one-bedroom apartment and 650 square feet for a two-bedroom apartment.

(g) Lighting and signing.

(3) CONDITIONAL USES.

(a) Athletic clubs.

(b) (Cr. Ord. #2088 – 11/16/92) Animal veterinary clinic, animal veterinary hospital, and animal grooming.

(c) Barber shops and beauty salons.

(d) Bookstores.

(e) Child day care facility.

(f) Delicatessen.

(g) Drive-in or drive-thru banks, savings and loan, or other financial institutions.

(h) Florists (not including greenhouses).

(i) Gift shops.

(j) Health clubs.

(k) Medical supply sales.

(l) Office supply stores.

(m) Outdoor vending machines.

(n) Pharmacies.

(o) Printing and reproduction services.

(p) Restaurants (not including drive-in or drive-thru facilities).

(q) Repealed Ord. #2088 – 11/16/92.

(r) Stationery stores.

(s) Studios for photography, painting, music, sculpture, dance or other recognized fine art.

(t) (Cr. Ord #2290 - 9/15/97) Public and private schools, colleges, and universities.

(u) (Cr. Ord #2743 – 8/24/13) Parking or operation of fleet vehicles, being those vehicles being owned or operated by the property owner or tenant of the property, as an accessory use to the permitted office use.

(v) Non-accessory residential housing units (Am. Ord. #2779 – 12/31/2015). The minimum floor area per dwelling unit shall be 400 square feet for efficiency units and 550 square feet for one bedroom units. An additional 100 square feet of living space shall be required for each additional bedroom.

(4) LOT AREA AND WIDTH.

(a) Lots shall have a minimum area of 7,200 square feet and shall not be less than 60 feet in width.

(5) BUILDING HEIGHT AND AREA.

(a) No principal building or parts of a principal building shall exceed two stories or 35 feet in height, whichever is less. No accessory building shall exceed 20 feet in height.

(b) The sum total of the floor area of all principal and accessory buildings shall not exceed 60 percent of the lot area. There shall be a minimum floor area of 1,000 square feet.

(6) SETBACK AND YARDS.

(a) There shall be a minimum building setback of 15 feet from the right-of-way of all streets in the following areas:

1. In the area bounded by Cedar Street on the north, 9th Avenue on the west, Walnut Street on the south and Main Street on the east;

2. In the area on either side of Barton Avenue, bounded by Roosevelt Drive on the north and Main Street on the south.

(b) There shall be a minimum building setback of 42 feet from the right-of-way of all streets in all other areas of the City which are zoned B-5.

(c) There shall be a minimum side yard of 8 feet on each side and the total of both side yards shall be a minimum of 20 feet.

(d) There shall be a rear yard of not less than 25 feet.

(e) A 5 foot street yard setback for all accessory structures, except buildings.

(7) TRAFFIC LOADING, PARKING AND ACCESS. See Section 17.38.

(8) NONCONFORMING USES, STRUCTURES AND LOTS. See Section 17.42.