

Chapter 27.37

B-5 PLANNED REGIONAL BUSINESS DISTRICT

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Comment [CJE1]: Commercial Center Design Standards will be applied to all B-5 zoning districts, existing and future

The regulations set forth in this chapter are established to permit the development of regional retail shopping facilities and related activities which will provide for planned and controlled consumer services for all segments of the population, 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.

27.37.010 Scope of Regulations.

The regulations set forth in this chapter, or set forth elsewhere in this title and referred to in this chapter, are the regulations for the B-5 Planned Regional Business District. (Ord. 12571 §220; May 8, 1979).

27.37.015 General Regulations

(a) B-5 Planned Regional Business District Zoning. B-5 Planned Regional Business District zoning shall not be granted upon any property having a total area of less than thirty acres. If any application for a change of zone to the B-5 Planned Regional Business District or for a use permit under the provisions of this section substantially deviates from the Comprehensive Plan in terms of location or size, as determined by the Planning Director, the applicant shall submit an environmental impact statement and a market analysis which shall serve as a guide to the Planning Commission for evaluation of such application in terms of need, desirability, supportability, and its implications for the overall growth of the community.

(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-5 Planned

Regional 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 thirty acres, 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. (Ord. 19733 §22; June 25, 2012).

27.37.020 Permitted 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 use in the B-5 Planned Regional Business District. (Ord. 19733 §22; June 25, 2012; prior Ord 19608 §4; September 12, 2011: 19158 §35; October 20, 2008: prior Ord. 18903 §3; March 26, 2007: Ord. 18650 §2; November 28, 2005: Ord. 18345 §3; April 26, 2004: Ord. 18301 §3; February 9, 2004: Ord. 17320 §3; April 20, 1998: Ord. 16962 §4; March 25, 1996: Ord. 16767 §7; April 10, 1995: Ord. 16593 §4; April 11, 1994: Ord. 16075 §1; March 16, 1992: Ord. 15368 §13; December 18, 1989: Ord. 15310 §1; October 2, 1989: Ord. 13736 §4; December 12, 1983: Ord. 12751 §16; November 5, 1979: Ord. 12571 §221; May 8, 1979).

27.37.025 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-5 Planned Regional Business District in conformance with the Chapter 27.62 conditions of approval for such use. (Ord. 19733 §22; June 25, 2012; prior Ord. 18977 §5; August 20, 2007: Ord. 18962 §4; July 23, 2007: Ord. 18345 §4; April 26, 2004: Ord. 17051 §2; August 26, 1996: Ord. 16854 §33; August 14, 1995).

27.37.030 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-5 Planned Regional 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 §22; June 25, 2012; prior Ord. 19158 §36; October 20, 2008: Ord. 18229 §4; August 18, 2003: Ord. 17070 §2; October 7, 1996: Ord. 16075 §2; March 16, 1992: Ord. 14774 §2; October 19, 1987: Ord. 14138 §3; July 1, 1985: Ord. 14050 §1; February 11, 1985: Ord. 12978 §18; August 25, 1980: Ord. 12894 §18; April 15, 1980: Ord. 12571 §222; May 8, 1979).

27.37.033 Accessory Uses.

Accessory uses permitted in the B-5 Planned Regional Business District are accessory buildings and uses customarily incident to the permitted uses, permitted conditional uses, or permitted special uses in said district. (Ord. 19733 §22; June 25, 2012; prior Ord. 12571 §223; May 8, 1979).

27.37.040 Parking Regulations.

All parking within the B-5 Planned Regional Business District shall be regulated in conformance with the provisions of Chapter 27.67. (Ord. 12571 §224; May 8, 1979).

27.37.045 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 §10; March 20, 2006).

27.37.050 Sign Regulations.

Signs within the B-5 Planned Regional Business District shall be regulated in conformance with the provisions of Chapter 27.69. (Ord. 12571 §225; May 8, 1979).

27.37.055 Grading and Land Disturbance Regulations.

Grading and land disturbance within the B-5 Planned Regional Business District shall be regulated in conformance with the provisions of Chapter 27.81. (Ord. 17618 §20; February 22, 2000.)

27.37.060 Height and Area Regulations.

The maximum height and minimum lot requirements within the B-5 Planned Regional Business District shall be regulated in conformance with the requirements in Chapter 27.72. (Ord. 19733 §22; June 25, 2012; prior Ord. 18687 §11; March 20, 2006; prior Ord. 12571 §226; May 8, 1979).

27.37.070 Use Permits; Procedures and Requirements.

See Chapter 27.64 for use permit procedures and requirements. (Ord. 19733 §22; June 25, 2012; prior Ord. 18898 §4; March 12, 2007; Ord. 18633 §4; October 24, 2005; Ord. 17857 §4; June 4, 2001; Ord. 16766 §5; April 10, 1995; Ord. 16284 §3; December 14, 1992; Ord. 15239 §3; August 7, 1989; Ord. 13528 §3; January 3, 1983; Ord. 13080 §1; January 12, 1981; Ord. 12751 §17; November 5, 1979; Ord. 12571 §227; May 8, 1979).

27.37.080 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 B-5 zoning districts, existing and future.