

30.80 – Town Commercial (B-5)

30.81 – Intent

It is the intent of this district to accomplish the following:

- (a) To promote a planned environment for integrated commercial uses which feature design continuity. A development shall reflect a common theme using compatible architectural design and consistency in signage, landscaping, and lighting.
- (b) To encourage orderly development of property.
- (c) To provide opportunity for greater flexibility in arranging land uses according to relative compatibility, convenience, and community needs.
- (d) To encourage patterns of development in harmony with the objectives of the City's Comprehensive Plan.
- (e) To encourage more attractive and enduring business neighborhoods.
- (f) To encourage development compatible with the environmental values of the area and to preserve natural vegetation, wetlands, natural topography, and other such features of the District.
- (g) To accommodate uses requiring access to major highways.
- (h) To provide a uniform set of standards to be applied equally to all owners and developers in this District.

30.82 – Permitted Uses

- (a) General retail
- (b) Personal services, including massage, hair salons, and similar businesses
- (c) Dry cleaning and laundry
- (d) Repair services, excluding repair of vehicles and small engines
- (e) Business and professional offices, including medical offices
- (f) Portrait or art studio
- (g) Pharmacies

30.83 – Conditional Uses

- (a) Class I and II Restaurants
- (b) Brew Pubs.
- (c) Bank.
- (d) Hotel with convention facilities
- (e) Churches
- (f) Theaters
- (g) Private community/recreation centers
- (h) Animal hospitals/clinics

- (i) Brewery with taproom
- (j) Coffee Shop
- (k) Liquor Stores
- (l) Commercial daycare
- (m) Indoor amusement and recreation not including fitness uses.
- (n) Zero lot line splits with shared access and/or shared parking.

30.84 – Accessory Uses

- (a) Signs as regulated in Section 34.07

30.85 – Prohibited Uses

- (a) Pawn shops.
- (b) Residential including memory care and assisted living facilities.
- (c) Event Centers.
- (d) Tobacco/Vape Shops.
- (e) Fitness Centers including yoga and gyms.
- (f) Auto repair and service.
- (g) Car washes
- (h) Gas/convenience stores

30.86 - Standards

- (a) Building Setbacks (minimum).
 - (1) Front Yard—Fifty (50) feet, or one-half (½) the total building height whichever is greater.
 - (2) Side Yard—Fifteen (15) feet, or one-half (½) the total building height, whichever is greater.
 - (3) Rear Yard—Twenty (20) feet, or one-half (½) the total building height, whichever is greater.
 - (4) All setbacks shall be determined from the planned Right-of-Way (ROW), as designated in the City, County or State Transportation Plan, and normally defined in the subdivision regulations.
- (b) Parking Lot Setbacks (minimum).
 - (1) Front Yard—Thirty (30) feet. (Ord No. 02-1955, amended 9-5-2002)
 - (2) Side Yard—Fifteen (15) feet. (Ord. No. 04-2005, amended 1-22-2004)
 - (3) Rear Yard—Twenty (20) feet.
 - (4) All setbacks shall be determined from the planned Right-of-Way (ROW), as designated in the City, County or State Transportation Plan, and normally defined in the subdivision regulations.

- (c) Building Sizes (minimum).
 - (1) Freestanding Class II Restaurants—Five thousand (5,000) square feet minimum building size.
- (d) Building Height. There shall be no height limitations, provided all buildings are in compliance with Metropolitan Airport Commission regulations.
- (e) Building Exteriors.
 - (1) At least fifty percent (50%) of all exterior wall finishes on any building shall be comprised of a combination of at least three (3) of the following materials with all materials present on each elevation.
 - (aa) Brick
 - (bb) Natural or cultured stone
 - (cc) Glass
 - (dd) Stucco or EIFS
 - (ee) Cementitious siding
 - (ff) Architectural metal
 - (gg) Integrally colored rock faced block
 - (2) The remaining portion of all exterior wall finishes shall be comprised of any combination of decorative, rock faced concrete block and textured concrete panels or other comparable or superior materials as approved by the zoning administrator. All materials subject to Zoning Administrator approval.
 - (3) Buildings may be constructed of primarily one of the materials listed in subsection (a) if the design meets or exceeds the intent of the ordinance.
 - (4) All buildings to incorporate four-sided design.

Under no circumstances shall sheet aluminum, corrugated aluminum, asbestos, iron, plain or painted plain concrete block be deemed acceptable as major exterior wall materials on buildings within the City.

- (f) Landscaping. In addition to the provisions of Section 33.07 of the Ordinance, the following requirements shall be met:
 - (1) Underground irrigation shall be required.

- (2) Traffic safety islands and/or general parking islands, were deemed appropriate by the Zoning Administrator, shall be landscaped and irrigated. At least five percent (5%) of the surface area of land within a parking area shall be landscaped.
 - (3) On any given site there shall be at least three (3) different shrub species.
- (g) Open Space. The minimum area of permeable surface shall be thirty percent (30%) of the total project area. The Zoning Administrator may approve a modification to the requirement provided additional architectural or landscape enhancements are provided.
- (h) Refuse Enclosures. Refuse facilities, except for individual containers for public use, shall be located only in the side yards or rear yards. Such facilities shall be constructed of masonry materials such as brick or textured block in colors compatible with the principal structure. Such facilities shall have solid gates.
- (i) Lighting. A lighting plan shall be submitted depicting type and design, layout of fixtures, and the illumination pattern. The design shall preclude any off-site glare.