

# CHAPTER 25: ZONING

## ARTICLE 23. LIMITED BUSINESS (LB)

### Sec. 25-236 Purpose.

The purpose of the Limited Business District (LB) is to establish an area to accommodate high quality office and professional service uses in appropriate areas that are separate and distinct from the City's intensive retail and industrial areas. Limited support commercial uses shall also be allowed to provide service to the surrounding development and immediate neighborhood, provided that they are sufficiently limited and controlled by design to maintain the overall image and character of an office park.

### Sec. 25-237 Permitted Uses in the Limited Business District.

- (a) **Permitted Uses:** Within any LB Limited Business District, no structure or land shall be used except for one or more of the following uses:
- 1) Offices of a general nature where no warehousing occurs on the premises and retail is limited to an internal, accessory use.
  - 2) Research centers and laboratories.
  - 3) Medical and Dental Clinics.
  - 4) Government buildings where the use is customarily office in nature.
  - 5) Hotels.
  - 6) Class One Restaurants.
- (b) **Accessory Uses:** Within any LB Limited Business District, the following uses shall be permitted accessory uses:
- 1) Any incidental repair or processing necessary to conduct a permitted principal use.
  - 2) Buildings temporarily located for purposes of construction on the premises for a period not to exceed the time necessary to complete construction.
  - 3) Signs as regulated in this Title.
  - 4) Tenant restaurants, cafeterias, and retail service provided that they are essentially limited to providing service to the users and tenants of the permitted use, and that no signs or other evidence of these uses are visible from the exterior of the building.
- (c) **Conditional Uses:** Within any LB Limited Business District, no structures or land shall be used for the following uses except by conditional use permit:

- 1) Accessory structures or uses other than those listed as permitted.
- 2) Art studios, interior decorating studios, photographic studios, and music studios provided no retail sales are made of products not manufactured on the site.
- 3) Funeral homes and mortuaries.
- 4) Day Care Centers.
- 5) Assisted Living Facilities.

**Sec. 25-238 Access.**

- (a) Access to permitted uses listed above shall be allowed only on arterial or collector streets, or a street specifically designed for such development.
- (b) Curb cuts within a single proposed site shall not be spaced closer than 150 feet. Office developments of a small scale shall be encouraged to develop a common access drive and parking facilities. Incentives, such as reduction in setback and/or parking requirements, may be provided at the discretion of the City Council.
- (c) A turning lane and its appropriate right-of-way must be provided if the City Council determines that one is needed.

**Sec. 25-239 Requirements on Lot Area, Lot Coverage, and Building Area:**

(a) **Lot Area**

- (1) The minimum lot size shall be 20,000 square feet.
- (2) The minimum lot width shall be 125 feet.

(b) **Lot Coverage**

- (1) The maximum lot coverage shall be 75 percent (75%) of the lot.
- (2) To calculate lot coverage, the following areas shall be added together:
  - Area of the building as determined by the foundation plan.
  - Parking areas and driveways
  - Loading, storage and trash areas; plus
  - All other areas covered with impervious material not purposely used for land cover.

(c) **Building Area**

- (1) The following floor area ratios (FAR) shall be considered minimum standards in order to encourage significant, landmark buildings within this District. The minimum floor area ratio for any permitted and conditional use in this District shall be .50 FAR.
- (2) For the purpose of this section, floor area ratio shall be defined as the sum total of the gross floor area of all floor of all the buildings on the lot divided by the total lot area. Gross floor area shall include halls, lobbies, stairways, elevator shafts, enclosed porches and balconies, and below-grade enclosed floor areas used for business or habitation. Not included in gross floor area are open terraces, patios, balconies, parking structures, carports, garages and breezeways. For the purpose of this section, total lot area shall mean the total area of the lot, excluding only public right-of-way.

**Sec. 25-240 Requirements on Setbacks, Yards, and Heights.**

- (a) The minimum building setback from any lot line or public right-of-way shall be as set forth below:

Building Setbacks	Feet
Minor Arterial Street	40
Collector Street	30
Local Street	30
Interior Lot Line	20
Residential Zoning Boundary	50

Parking Lot or Circulation Drive Setback	Feet
Minor Arterial Street	20
Collector Street	20
Local Street	20
Interior Lot Line	10
Residential Zoning Boundary	50

**Sec. 25-241 Exterior Storage.**

No exterior storage shall be permitted in the Limited Business District.

**Sec. 25-242 to 252 Reserved.**