



## **30.10 COMMUNITY COMMERCIAL (B-2)**

### **30.11 INTENT**

Intended to provide retailing and services of both a convenience and durable nature to shoppers, such as apparel, furniture, food, banking and financial services for a trade area of nearby residential neighborhoods.

### **30.12 PERMITTED USES**

(a) **Retail sales of goods and services including:**

antique shops  
automotive accessory stores

bakeries  
banks and financial institutions  
barber shops  
beauty shops  
bicycle sales  
book/stationary stores

camera and photographic supply stores  
catering services  
clothing and apparel stores  
computer and computer accessory stores  
candy and ice cream stores  
carpeting stores  
china and glassware stores  
coin stores  
custom dress making

drug stores  
dry cleaning and laundry

electrical and houseware appliance stores

flower shops  
furniture and home furnishings stores

garden supply stores (Amended 6-5-86. Ord. 86-947)  
grocery stores

hobby shops

jewelry stores

leather goods and luggage stores  
locksmiths

meat markets  
musical instrument stores

nurseries (plants) (Amended 6-5-86. Ord. 86-947)

office supply stores

**optical goods stores**

**paint and wallpaper stores**

**photo studios**

**picture frame shops**

**pet grooming shops**

**pet stores**

**post offices**

**public libraries**

**restaurants (Class I and II), provided they do not offer live entertainment**

**schools for music and dance**

**sewing machine shops**

**shoe stores**

**sporting goods stores**

**tailor shops**

**tobacco shops**

**travel bureaus**

**(b) Repair services including:**

**bicycles**

**calculators**

**cameras**

**clock**

**computers**

**electrical and service shops**

**electrical supplies**

**heating and plumbing equipment**

**household appliances**

**jewelry**

**radios**

**reupholstery**

**shoes**

**stereos**

**television**

**watches**

**(c) Uses not explicitly enumerated in this section as permitted uses, but closely similar thereto, provided that these uses are not explicitly mentioned as permitted or conditional uses elsewhere in this ordinance.**

**(d) Business and professional offices as permitted in Section 30.32(a). (Amended 11-15-84. Ordinance No. 84-850.)**

### **30.13 ACCESSORY USES**

- (a) Signs as regulated in Section 34.07(c).
- (b) Dwelling for nursery operator and/or night watchman. (Amended 6-5-86 Ord. 86-947)

### **30.14 CONDITIONAL USES**

- (a) Animal hospitals.
- (b) Amusement and recreation.
- (c) Automobile service station and minor auto repair. Gasoline sales must be a minimum of 1,000 feet from public school buildings that serve students primarily in grades 6<sup>th</sup> through 12<sup>th</sup> and a minimum of 400 feet from public school buildings that serve students primarily in grades Kindergarten through 5<sup>th</sup> Grade. (Ord. 89-1136 04/04/89) (Ord.89-1162 09/21/89) (Ord. 09-2189 08/20/09)
- (d) Car wash.
- (e) Construction and contractor's offices.
- (f) Day care centers - Commercial. (Amended 5/18/89 Ord. 89-1140)
- (g) Educational uses.
- (h) Small equipment rental; moving van rental and minor repair. Moving vans are limited to single rear axle vans and trucks up to 33 feet in total overall length. Repair activities are limited to moving vans owned or leased by the equipment rental facility. (Amended 9/21/95. Ord. 95-1575)
- (i) Meeting/assembly halls.
- (j) Motels/hotels.
- (k) Open sales lot.
- (l) Private clubs.
- (m) Restaurants with live entertainment or outdoor dining. (Amended 9-21-95. Ord. 95-1573)
- (n) Theaters.
- (o) Vocation, technical, and trade schools.
- (p) Zero lot line splits.
- (q) Off-Sale Liquor Stores. (Amended 2-20-86. Ord 86-928)
- (r) Mini-storage without outdoor storage of any kind, including vehicles. (Amended 8-7-86. Ord. 86-971)
- (s) Two or more buildings on same lot. (Amended 6-16-88 Ord. 88-1087)
- (t) Churches. (Amended 10/3/91 Ord. 91-1266)
- (u) Adult Uses-Principal. As defined and licensed under Article VI - Blaine Municipal Code. (Amended 1/7/93 Ord. 93-1320)

- (v) Domestic animal indoor kennel and training facilities. (Amended 11/18/93 Ord. 93-1479)
- (w) Major automobile repair for passenger vehicles. (Amended 9/1/94 Ord. 94-1534)
- (x) Funeral Homes. (Added 06/26/03 Ord. 03-1983. Amended 8/21/03. Ord. 03-1990)
- (y) Vehicle Rental Agency with between two (2) and fifteen (15) vehicles. Must be located on the same property with an approved Major Automobile Repair. (Added 10-20-05. Ord. 05-2063)
- (z) Pawn shop (Added 02/19/09. Ord. 09-2179)

**30.15 STANDARDS**

- (a) Minimum area to be zoned B-2 - 10 acres, with minimum size of lot - 1 acre.
- (b) Front yard setback - 50 feet. (Amended 12/16/93 Ord. 93-1491)
- (c) Side yard setback - 20 feet when adjacent to commercial or industrial districts; corner lot 50 feet; when adjacent to residential districts - 100 feet. (Amended 12/16/93 Ord. 93-1491)
  - (1) A reduction in the required setback buffer may be requested by following the requirements of Section 33.21, Buffer Yard Flexibility. (Amended 4-3-86. Ordinance No. 86-937).
- (d) Rear yard setback - 20 feet when adjacent to commercial or industrial districts; when adjacent to residential districts - 100 feet.
- (e) In the event where front, side or rear setback requirements from a differing adjacent district fall within a public street or highway right-of-way, the minimum setback shall be twenty (20) feet from the property line but not less than the required setback from the adjacent differing district boundary.
- (f) Maximum building height shall not exceed 2-1/2 stories, or 36 feet in height, whichever is less.
- (g) Maximum lot coverage by building shall not exceed 40 percent.
- (h) Parking and driveways may be constructed to within the following minimum setbacks of property line: (Section Amended 8-15-85. Ord 85-898)
  - (1) Front yard/corner side yard      30 feet
  - (2) Side yard                                      10 feet
  - (3) Rear yard                                      10 feet      (Amended 4/20/95 Ord. 95-1553)

For additional parking requirements - refer to Section 33.14.

When a B-2 zoning district is located adjacent to any residentially zoned property, the side yard and rear yard parking/driveway setback shall be a minimum of 25 feet.

- (i) Off-street loading - refer to Section 33.15.
- (j) Major Automobile Repair Standards (Amended 9/1/94 Ord. 94-1534)
  - 1. No outside storage of vehicle that have exterior damage or are dismantled.
  - 2. No air quality or noise impact to adjacent properties shall be permitted.

3. Additional screening as determined by the Zoning Administrator.
4. A 75 foot landscaped buffer between a major automobile repair facility and all residential zoning districts. (Amended 11/17/94 Ord. 94-1539)

**30.16 LANDSCAPING** (Amended 3-17-88 Ord. 88-1075)

- (a) All open areas of any lot not used for parking, driveways, or storage, shall be landscaped with trees, shrubs, berms, and planted ground covers.
- (b) All trees shall be staked and guyed.
- (c) It shall be the owners responsibility to see that the landscaping is maintained in an attractive and well maintained condition. The owner shall also replace any dead or damaged trees or shrubs with a similar species. Any dead or damaged sod shall also be replaced.
- (d) All vacant lots or portions of lots shall be maintained in an orderly manner, free of litter and junk.
- (e) All lots in this district shall provide a landscaped yard. This yard shall be kept clear of all structures, storage and off-street parking. Except for driveways, the yard shall extend along the entire boundaries of the site. This yard shall have a minimum width of not less than ten (10) feet.
- (f) For additional landscaping requirements, refer to Section 33.08.
- (g) Underground irrigation shall be required for all front yards and corner side yards. Such irrigation shall extend to include public boulevards and into landscaped parking islands, except natural areas to be preserved. (Added 1-4-90 Ord. No. 89-1177)

**30.17 SCREENING**

- (a) On a lot adjacent to a lot in a residential district, there shall be a minimum of a twenty-five (25) foot landscape strip, consisting of one or more of the following: (Amended 8-15-85. Ord. 85-898)
  - (1) shrubs
  - (2) berms
  - (3) trees

The screen shall be opaque.

- (b) On a lot adjacent to a lot in a residential district, there shall be a six (6) foot high solid fence abutting the residential property. In addition, the fence shall be located in such a way that the entire fence shall be on the property of the owner. Posts and frame work shall be placed within the property lines of the owner and the actual fencing material shall be placed on the side of the fence which faces the street or adjacent property. For additional fencing requirements, refer to Section 33.09.
- (c) All screening within thirty (30) feet of any driveway or street intersection shall not be over thirty-six (36) inches in height above the curb or center line of the street.

**30.18 STORAGE**

- (a) Garbage receptacles, except individual containers for public use, refuse areas, or incinerators must be in the rear or side yards, and must be screened from public view by a six (6) foot high solid fence. (Amended 06/20/02. Ord. 02-1948)

- (b) No outdoor storage of any materials is permitted except as provided for in Section 30.181. . (Amended 06/20/02. Ord. 02-1948)
- (c) Employee service vehicles, associated with a commercial retail business that is specifically mentioned in this zoning district, may be parked outside under conditions as approved by the Zoning Administrator. (Amended 10/3/91 Ord. 91-1267)

**30.181 OUTSIDE DISPLAY** (Added 06/20/02. Ord 02-1948)

Outside display in B-2 retail sites is allowed provided the following standards are met:

- (a) Outside display area is limited to a maximum of 30% of the width of a building frontage and is not to exceed a total of 150 square feet of area. Building frontage is defined as the dimension or width of a store front occupied by the retailer establishing the outside display. For purposes of this ordinance a frontage must contain a public or customer entrance or exit and no space is allowed more than two frontages.
- (b) Outside display to be located immediately adjacent to and within the dimensions of the building frontage and shall not extend from the front building edge more than 50”.
- (c) Outside display shall not exceed a height of 60”.
- (d) Vending machines or cabinets for items such as beverages, ice and propane are exempt from the height and area restrictions provided they are limited to a maximum of 3 machines or cabinets per frontage.
- (e) Outside display shall not be located so as to block pedestrian walkways, doorways, parking stalls, drive aisles (including access for emergency services). 36” is the minimum width required to maintain pedestrian access.
- (f) Outside display to be maintained in an orderly and attractive manner that does not detract from the image of the community or adjacent businesses.
- (g) Outside display should be a representation of the products sold on site, not a storage area for inventory on pallets.
- (h) Products shall be able to be sold from the display.

**30.19 LIGHTING**

- (a) Any lighting used to illuminate an off-street parking area, sign or structure, shall be arranged so as to deflect light away from any adjoining residential zone or from public streets.

**30.191 ARCHITECTURAL CONTROL**

All buildings within this district shall be of masonry construction, its equivalent or better. Front walls of such buildings facing on streets must be finished with face brick, stone, modern metal paneling, glass, wood or their aesthetic equivalent as determined by the Zoning Administrator. Other walls shall be faced with a common brick or its equivalent. Any building wall facing a residential district shall not be finished with exposed plain faced poured concrete or concrete block.