

ARTICLE 8
PLANNED BUSINESS DISTRICT (PB)

Sec. 8.0. Intent.

It is the intent of this article that use regulations and density controls be established for planned business districts which may be added to the city through annexation. The Planned Business District provides for mixed-use business and industrial park developments along regional arterial roads in keeping with the environmental characteristics of areas most suitable for consideration for annexation as development occurs in future years. It is the intent of this article that developments in areas where these regulations are applicable respect the character and density of surrounding areas. The PB Use District use and density control regulations are intended to apply to new zoning designations subject to full review and approval by the common council of the city. They are applicable to any area which may be annexed in the future by the city where business development will meet the objectives of this article.

Sec. 8.1. Permitted uses.

Within the PB Use District, permitted principal, special and accessory uses shall be as specified in the following sections. Permitted uses in the PB Use District are further identified in section 4.14 of this law, entitled Use Regulation Table.

8.1.1 Permitted principal uses.

1. Adult care facilities.
2. Amusement game centers.
3. Antique and craft shops.
4. Art galleries.
5. Banks and financial institutions.
6. Barber and beauty shops.
7. Bars and night clubs.
8. Bowling alleys.
9. Commercial parking lots.
10. Day care centers.
11. Drive-in uses.
12. Dry cleaning businesses.
13. Garage service and repair uses.
14. Gasoline filling stations.
15. Gasoline/grocery service marts.
16. General business office uses.

17. Government uses.
18. Hotels and motels.
19. Libraries.
20. Manufacture, fabrication, extraction, assembly, and other handling of material.
21. Museums.
22. Newspaper and publishing facilities.
23. Non-profit clubs, membership.
24. Nursing and convalescent homes.
25. Parking structures.
26. Personal service establishments.
27. Photographic studios.
28. Professional offices.
29. Professional office buildings.
30. Public and private schools.
31. Public parks and recreational uses.
32. Public utilities or transportation uses.
33. Research laboratories.
34. Standard and fast food restaurants.
35. Retail businesses and commercial uses other than those listed above.
36. Theaters.
37. Vehicle sales and/or repair uses.
38. Veterinary hospitals.
39. Warehousing and wholesale and retail distribution centers including offices and showrooms.

8.1.2 Permitted accessory uses, buildings and structures.

1. Accessory uses and structures customarily incident to any of the uses mentioned for this use district, and not on the same lot.
2. Accessory uses and structures customarily incident to any of the uses mentioned for this use district, and on the same lot.
3. Antennas.
4. Private parking lots.

8.1.3 Special permitted uses. The following uses may be permitted in the PB Planned Business Use District consistent with the provisions of this chapter and provided that a special use permit is approved by the planning board:

1. Colleges and institutions of higher education.
2. Funeral homes.
3. Private golf courses.

Sec. 8.2. Dimensional requirements.

The dimensional requirements for this district are specified in section 6.1, entitled "Density control schedule", which is part of this law.

Sec. 8.3. Off-street parking requirements and loading requirements.

The off-street parking and loading regulations are specified in article 10, sections 10.3 and 10.4, of this law.

Sec. 8.4. Signage.

Signs are permitted as listed in article 11, section 11.21 of this law.

Sec. 8.5. Site plan review.

Site plan review and approval shall be secured as required in article 9 of this law.