

DIVISION 10. - B-2 GENERAL BUSINESS DISTRICT

Sec. 120.1-89. - Intent of district.

Pursuant to the general purposes of this chapter, the intent of the B-2 General Business District is to accommodate a wide range of retail, wholesale, service and office uses that cater to the traveling public and which serve the city as a whole and the surrounding region. The district is designed for use along principal highways and to areas having direct access thereto, in order to provide safe and efficient access while avoiding the routing of traffic onto minor streets or through residential areas. The regulations of the district are designed to afford flexibility in permitted uses and in the utilization of individual sites in order to promote business opportunities, economic development and the provision of services. The district also contains provisions intended to encourage harmonious development, to minimize potential adverse impacts of business development and to ease the transition between business areas and adjacent residential areas.

(Ord. No. 1553, 5-14-07)

Sec. 120.1-90. - Uses and structures permitted by right.

The following use types and structures shall be permitted in the B-2 General Business District:

- (1) Any uses or structures located in this district at the time of adoption of this chapter;
- (2) Any use deemed to be in compliance with the definition of "retail stores and shops" as set forth and provided for at division 2, interpretation and definitions, in section 120.1-6, definitions, of chapter 120.1 of this Code.
- (3) Auto service stations, auto service centers and self-service gasoline stations;
- (4) Automatic or self-service auto wash facilities;
- (5) Automobile, truck, trailer, recreational vehicle, equipment, machinery, rental, service and repair businesses, but not including junkyards or automobile graveyards, and provided that no repair of motor vehicles shall be conducted outside of a completely enclosed building and in view from any adjacent property or public street;
- (6) Building materials and mechanical, electrical, plumbing and heating supplies sales;
- (7) Banks and other financial institutions;
- (8) Barber shops or beauty parlors;
- (9) Bicycle sales and repair shops;
- (10) Catering or delicatessen business;
- (11) Craft beverage manufacturing;
- (12) Contractors' offices, shops and display rooms;
- (13) Entertainment, amusement and recreational facilities located within completely enclosed buildings, and including theaters, art galleries, amusement centers, bowling alleys, dance and nightclubs, lodge and club meeting places, auditoriums, assembly halls and similar uses but not including adult uses;
- (14) Garden centers and plant nurseries;
- (15) Hotels and motels;

- (16) Machine shops and sheet metal fabricating shops;
- (17) Parking areas and parking garages as a principal use of property;
- (18) Public utilities or public service or transportation uses, buildings, (including bus stations), generating, purification or treatment plants, water storage tanks, pumping or regulator stations, telephone exchange, substations and major transmission lines;
- (19) Recycling collection centers for use by the general public, provided that no processing of materials collected shall take place on the site;
- (20) Research facilities and testing laboratories;
- (21) Restaurants and other food service and catering establishments, provided that where food or beverages are available;
- (22) Terminals and related facilities for public transportation;
- (23) Veterinary clinics, animal hospitals and animal shelters, but not including kennels;
- (24) Vocational, business and professional schools; and
- (25) Wholesale and distribution businesses, within the confines of the building footprint.

(Ord. No. 1553, 5-14-07; Ord. No. 1657, 11-25-13; Ord. No. 1686, 10-24-16)

Sec. 120.1-91. - Uses and structures permitted with a special use permit.

The following use types and structures shall be permitted, provided that a site plan approved by the planning commission shall be required as set forth in article VIII of this chapter. The approved site plan shall address both on-site and off-site impacts of the proposed development:

- (1) Hospitals;
- (2) Miniature golf course, golf driving ranges, drive-in theaters and other similar outdoor commercial recreational facilities;
- (3) Kennels or runs;
- (4) Carnival or fair or similar outdoor activity;
- (5) Outdoor sales area or flea market;
- (6) Private storage buildings over 300 square feet;
- (7) Drive up facilities to access banks, business, and restaurant services;
- (8) Apartments above and/or below the main ground street level.

(Ord. No. 1553, 5-14-07; Ord. No. 1675, 12-15-15)

Sec. 120.1-92. - Uses and structures permitted as accessory structures.

Accessory buildings and uses, including accessory storage of supplies and merchandise normally carried in stock or used in connection with a permitted use, subject to applicable district regulations.

- (1) Living quarters in main structure of persons employed on the premises;
- (2) Temporary buildings for uses incidental to construction work, such buildings, shall be removed upon completion or abandonment of the construction work;
- (3) Signs as provided in Article V;

- (4) Parking as provided in Article IV;
- (5) Swimming pool associated with the development;
- (6) Private storage buildings 300 square feet or less; and
- (7) Temporary buildings for uses incidental to construction work, such buildings shall be removed upon completion or abandonment of the construction work or 12 months, which ever occurs first.

(Ord. No. 1553, 5-14-07)

Sec. 120.1-93. - Lot area and width requirements.

There shall be no minimum lot area or lot width requirements.

(Ord. No. 1553, 5-14-07)

Sec. 120.1-94. - Required yards.

The following yards (setbacks) shall be required in the B-2 General Business District. (See Article III for supplementary regulations pertaining to yards and parking in yards.)

- (1) *Front yards.* Not less than 20 feet.
- (2) *Side yards.* No side yards shall be required; unless where a side lot line abuts or is situated across an alley from property located in any Conservation or Residential District, then there shall be a side yard of not less than 25 feet.
- (3) *Rear yard.* Not less than 25 feet when adjacent to residential districts. When adjacent to any nonresidential district, then there shall be a rear yard of no less than five feet.
- (4) *Height* No building or structure shall exceed a height of 65 feet. (See Article III for supplementary height regulations).

(Ord. No. 1553, 5-14-07)

Sec. 120.1-95. - Use of certain yard areas.

Required side yards abutting property in any Conservation or Recreation District shall not be devoted to any of the following uses or activities, nor shall any of the following take place within ten feet of any street right-of-way line:

- (1) Outdoor storage of materials, supplies, equipment, machinery, or wrecked or partially dismantled vehicles;
- (2) Outdoor display or sales areas for vehicles or other products; and
- (3) Loading or unloading areas for trucks and other vehicles.

(Ord. No. 1553, 5-14-07)