

**SECTION 3.19 B-2 GENERAL BUSINESS**

## 3.19.010 Definition.

A business district to provide for those retail sales and service functions and operations that are typically characterized by outdoor display, storage, and/or sale of merchandise, by major repair of motor vehicles, and by outdoor commercial amusement and recreational activities. This district should also serve the general needs of the tourist and traveler.

## 3.19.020 Permitted Uses (B-2).

1. Accessory apartments.
2. Art foundry.
3. Automobile (new and used) and accessory sales.
4. Automobile service station.
5. Boat sales, new and used.
6. Bus station.
7. Car wash.
8. Cellular communications tower.
9. Church and other place of worship.
10. Commercial caretaker's facility in a detached accessory building in conjunction with a business.
11. Day care center.
12. Dwelling, duplex and multi-family.
13. Dwelling, resort.
14. Farm equipment sales.
15. Financial institution.
16. Food store, supermarket, and delicatessen.
17. Health club.
18. Hotel, motel.
19. Lodge and fraternal and social organization, provided that any such establishment shall not be conducted primarily for gain.
20. Lumber yard, building materials; storage and sales.
21. Manufactured home sales and storage.
22. Microbrewery
23. Micro distillery
24. Nursery, landscaping materials.
25. Offices.
26. Park and publicly owned recreational facility.
27. Public transportation shelter station.
28. Public utility service installation. (A minimum of five feet of landscaped area shall surround such building or structure.)
29. Quasi-public building. (fire station, government office, etc.)
30. Radio and television broadcast station.
31. Recreational facility.
32. Recreational vehicle park (Subject to Subdivision Regulations).
33. Recycling drop-off station.
34. Rental yard.
35. Retail sales and service.
36. Restaurant.
37. Theater, housed in permanent indoor structure.

38. Repair of equipment and consumer items such as appliances, clocks and watches, lawn and garden equipment, computers, televisions, shoes, and furniture in an enclosed facility.

3.19.030

Conditional Uses (B-2).

1. Animal hospital, veterinary clinic.
2. Automobile repair shop.
3. College, business school, trade school, music conservatory, dance school.
4. Commercial recreation area.
5. Convention hall facility.
6. Electrical distribution station.
7. Golf driving range and putting course.
8. Mini-storage, RV storage.
9. Mortuary.
10. Tavern.
11. Temporary building, structure, or use.\*
12. Water storage facility.

\*Administrative Conditional Use Permit (See Section 2.06.045).

3.19.040

Bulk and Dimensional Requirements (B-2).

1. Minimum Lot Area: 7,500 square feet.
2. Minimum Lot Width: 50 feet.
3. Setbacks:
  - A. Minimum Yard Requirements:

Front:	20 feet
Side:	5 feet each.
Side Corner:	20 feet.
Rear:	15 feet.
  - B. A 20-foot setback is required from streams, rivers and unprotected lakes, which do not serve as property boundaries.
  - C. Increase yard requirements as follows when property fronts:

County Road:*	10 feet.
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- \* Classified as a collector or major/minor arterial as defined in the County Master Plan or City-County Master Plan.
4. Maximum Height: 35 feet.
5. Permitted Lot Coverage: Not applicable.
6. Maximum Fence Height (Except as Otherwise Noted):

Front:	8 feet.
	(for security purposes only).

Side: 6 feet.  
Rear: 6 feet.

7. Off-Street Parking: See Chapter VI – Parking and Loading.