

ARTICLE XV. B-2 GENERAL BUSINESS DISTRICT**Section 1. Generally**

The regulations set forth in this article or set forth elsewhere in this ordinance, when referred to in this article are the regulations in the B-2 General Business District.

Section 2. Use regulations.

(a) Permitted *uses*. Within "B-2 General Business" districts, only the following uses and structures designed for such uses shall be permitted: (MB 8/199)

(1) Any use permitted in the B-1 Local Business District; provided however, that the limitations upon extent of service area shall not apply.

(2) Automobiles or trailer display and sales room.

(3) Public garage.

(4) Frozen food locker.

(5) Farm implement display and sales room.

(6) Hospital or clinic for animals, but not including open kennels.

(7) Retail store or shop.

(8) Tavern or drive-in restaurant.

(9) Used car lot.

(10) A shopping center or facility composed of any one or more of the permitted uses or any combination thereof.

(11) Hardware, or building materials sales.

(12) Automotive, farm implement or trailer repair or servicing.

(13) Carpentry, painting, plumbing, tinsmithing, and electrical shops; provided, that all work on the premises is done within a building, and all materials are stored in a building.

(b) Conditional *uses*. Within "B-2 General Business" districts, the following uses may be allowed as conditional uses: (MB 8/199)

(1) Outdoor recreation. (MB 8/199)

(2) Transportation, communication and utility. (MB 8/199)

(3) Nursing home. (00/00)

Section 3. Area and dimensional regulations.

Except as provided in Articles XXI, XXII, and XXIII, the area and dimensional regulations set forth in the following table shall be observed:

Maximum Height of Structures		Minimum Yards		Minimum Lot Area	Minimum Lot Width
Stories	Feet	Front	Rear / Side		
6	75	None	None, except where abutting a dwelling district, in which case there shall be a yard of not less than 20 feet abutting the dwelling district. The required yards shall be increased 1 foot for each foot of structure height in excess of 35 feet	No Minimum	No Minimum

For residential care facilities and nursing homes, area and dimensional regulations shall conform to the regulations of the R-5 Multiple Family District. (00/00)

ARTICLE XIV. B-1 NEIGHBORHOOD BUSINESS DISTRICT**Section 1. Generally.**

The regulations set forth in this article or set forth elsewhere in this ordinance, when referred to in this article, are the regulations in the B-1 Neighborhood Business District.

Section 2. Use regulations.

(a) Permitted *uses*. Within "B-1 Local Business" districts, only the following uses and structures designed for such uses shall be permitted: (MB 8/199)

- (1) Any use permitted in the O-I Office and Institutional District, except residential uses and child care institutions. (MB 9/039)
- (2) Greenhouse having a retail outlet on the premises.
- (3) Bakery with sale of all bakery products at retail on the premises only; except, that catering services direct to consumer shall be permitted.
- (4) Barber shop, beauty shop, massage or similar personal service shops.
- (5) Catering shop.
- (6) Dressmaking and tailoring; provided, that all work is done for individuals, at retail only, and on the premises.
- (7) Drugstore.
- (8) Medical or dental office or clinic and other professional or business office.
- (9) Parking lot and storage or parking garage.
- (10) Restaurant or coffee shop; provided, that the service of food or beverages to patrons waiting in parked automobiles shall not be permitted.
- (11) Retail store, limited in character and size to that which is of service to the immediate neighborhood only, except for any such use listed for the first time in the B-2 or M-1 districts.
- (12) Service station; except, no pump shall be located within 75 feet of a dwelling district, nor any portion of a structure within 30 feet of a dwelling district.
- (13) Shoe repairing, repairing of household appliances and bicycles on an individual service call basis, and other uses of a similar character limited in size and nature to those which serve the immediately surrounding neighborhood.
- (14) Accessory structures and uses, including signs as regulated in Article XIX.
- (15) Amusement or recreation service, except drive-in theater or practice golf-driving range.
- (16) Business, dancing or music school.

(17) Display room for merchandise to be sold at wholesale.

(18) Hotel, motel, or motor court.

(19) Bank or lending institution.

(20) Medical or dental laboratory.

(21) The following uses provided all materials are stored and all work done on the premises is done within a building:

(a) Dyeing and cleaning establishment or laundry; provided pickup or delivery of clothing is not made to other pickup points.

(b) Painting decorators.

(c) Radio or television repair shop.

(d) Dressmaking, millinery or tailoring establishment.

(e) Upholstering shop, not involving furniture manufacturing.

(f) Any other general service or repair establishment of similar character.

(22) Tourist home.

(b) Conditional uses. Within "B-1 Local Business" districts, the following uses may be allowed as conditional uses: (MB 8/199)

(1) Outdoor recreation. (MB 8/199)

(2) Transportation, communication and utility. (MB 8/199)

(3) Nursing home.

Section 3. Area and dimensional regulations.

Except as provided in Article XXI, XXII, and XXIII, the area and dimensional regulations set forth below shall be observed.

Maximum Height of Structures		Minimum Yards			Minimum Lot Width
Stories	Feet	Front	Rear	Side	
2½	35	20	None, except on the rear of a lot abutting a dwelling district, in which case there shall be a rear yard of not less than 20 feet	None, except on the side of a lot abutting a dwelling district, in which case there shall be a side yard of not less than 20 feet	None

For residential care facilities and nursing homes, area and dimensional regulations shall conform to the regulations of the R-5 Multiple Family District. (00/00)

ARTICLE XIII. O-I OFFICE AND INSTITUTIONAL DISTRICT**Section 1. Generally.**

The regulations set forth in this article or set forth elsewhere in this ordinance, when referred to in this article, are the regulations in the O-I Office and Institutional District.

Section 2. Use regulations.

(a) Permitted *uses*. Within "O-I Office and Institutional" districts, only the following uses and structures designed for such uses shall be permitted: (MB 8/199)

- (1) Any use permitted in the R-5 Multiple Family Districts, except single family and two family residences.
- (2) A public, semi-public or private office.
- (3) Sales office; provided, the merchandise shall not be stored on the premises.
- (4) Research or testing laboratories compatible with other permitted uses.
- (5) A clinic, sanitarium, convalescent home or hospital except one used for the treatment of animals.
- (6) Church or school. (MB 9/039)
- (7) Child care center. (MB 9/039)
- (9) Childcare institution. (MB 9/039)
- (10) Auditorium, library and museum operated by non-profit organizations.
- (10) Establishments rendering business or relative services associated with the permitted uses of the district including, but not limited to, restaurants, selling of office supplies and business forms and machines.
- (11) Accessory structures and uses, including commercial uses which are clearly incidental to the permitted use of the premises and which are carried on wholly within a main building or accessory building.
- (12) Independent living facility, residential care facility, and nursing home. (00/00)

(b) Conditional *uses*. Within "O-I Office and Institutional" districts, the following uses may be allowed as conditional uses: (MB 8/199)

- (1) Outdoor recreation. (MB 8/199)
- (2) Transportation, communication and utility. (MB 8/199)

Section 3. Area and dimensional regulations.

Except as provided in Article XXI, XXII, and XXIII, the area and dimensional regulations set forth below shall be observed.

- (1) Minimum lot width for non-residential structures or uses shall be 50 ft. All other area and dimensional regulations shall conform to the regulations of the R-5 Multiple Family District.

ARTICLE XIII-A. O-I OFFICE AND INSTITUTIONAL DISTRICT (2)¹ (MB 5/172)**Section 1. Generally.**

The regulations set forth in this article or set forth elsewhere in this ordinance, when referred to in this article, are the regulations in the O-I Office and Institutional District.

Section 2. Use regulations.

(a) Permitted *uses*. Within "O-I Office and Institutional (2)" districts, only the following uses and structures designed for such uses shall be permitted: (MB 8/199)

- (1) A public, semi-public or private office.
- (2) Sales office; provided, the merchandise shall not be stored on the premises.
- (3) Research or testing laboratories compatible with other permitted uses.
- (4) A clinic, sanitarium, convalescent home or hospital except one used for the treatment of animals.
- (5) Church or school. (MB 9/039)
- (6) Child care center. (MB 9/039)
- (7) Child care institution. (MB 9/039)
- (8) Auditorium, library and museum operated by non-profit organizations.
- (9) Establishments rendering business or relative services associated with the permitted uses of the district including, but not limited to, restaurants, selling of office supplies and business forms and machines.
- (11) Accessory structures and uses, including commercial uses which are clearly incidental to the permitted use of the premises and which are carried on wholly within a main building or accessory building.

¹The resolution creating these district regulations in no way affects existing O-I Office and Institutional Districts, which existed prior to July 27, 1987. All new applications for office zoning shall be assumed to fall under the new O-I Office and Institutional District (2) unless specifically excepted.

(11) Independent living facility, residential care facility, and nursing home.

(b) Conditional *uses*. Within "O-I Office and Institutional" districts, the following uses may be allowed as conditional uses: (MB 8/199)

(1) Outdoor recreation. (MB 8/199)

(2) Transportation, communication and utility. (MB 8/199)

Section 3. Area and dimensional regulations.

Except as provided in Articles XXI, XXII, and XXIII, the area and dimensional regulations set forth below shall be observed.

(1) Minimum lot width for non-residential structures or uses shall be 50 ft. All other area and dimensional regulations shall conform to the regulations of the R-5 Multiple Family District.

(2) For residential care facilities and nursing homes, area and dimensional regulations shall conform to the regulations of the R-5 Multiple Family District. (00/00)