

## SECTION 1105.10 B-2 HIGHWAY COMMERCIAL DISTRICT.

### 1105.10 SUBD. 1. PURPOSE.

The purpose of the B-2 Highway Commercial District is to provide for and limit the establishment of motor vehicle oriented or dependent high intensity commercial and service activities.

### 1105.10 SUBD. 2. PERMITTED USES.

The following are permitted uses in a B-2 District:

1. Essential services are permitted except those that exceed sixty (60) feet above ground or greater than one hundred fifteen (115) kilovolts.
2. Convenience grocery stores without motor fuel facilities.
3. Grocery stores.
4. Government and public related utility buildings and structures.
5. Funeral homes and mortuaries.
6. Restaurants, cafes, on and off-sale liquor, excluding convenience type.
7. Auto accessory store.
8. Motor vehicle, farm implement and recreation equipment sales, uses and structures.
9. Commercial recreational uses.
10. Motels, hotels and bed and breakfasts.
11. Private clubs or lodges.
12. Pharmacies and drug stores.
13. Medical, professional and commercial offices.
14. Banking institutions.
15. Personal service establishments.
16. Contractors offices.
17. Retail sales and services.
18. Business services.
19. Cannabis retailers.
20. Cannabis delivery service and cannabis event organizer businesses.

*(Ord. 15-01, Section 1105.10, Adopted February 17, 2015.)*

*(Ord. 24-07, Adopted November 18, 2024)*

### 1105.10 SUBD. 3. ACCESSORY USES.

The following are permitted accessory uses within a B-2 District:

1. Attached commercial or business spaces accessory to the principal use provided such accessory spaces shall not exceed thirty (30) percent of the gross floor space of the principal use.
2. Off-street parking as regulated by Section 1107.12 of this Ordinance, including semi-trailer trucks.
3. Off-street loading as regulated by Section 1107.13 of this Ordinance.

---

#### 1105.10 SUBD. 4. CONDITIONAL USES.

The following are conditional uses in a B-2 District requiring a conditional use permit based upon procedures set forth in and regulated by Sections 1103.08 and 1106.02 of this Ordinance.

1. Drive-in and convenience food establishments.
2. Commercial car washes (drive-through, mechanical and self service).
3. Motor vehicle fuel sales, truck stop or auto repair, including minor and tire and battery stores and service.
4. Convenience store with gasoline.
5. Open or outdoor service, sale and rental other than those specified as a principal use in this district.
6. Accessory, enclosed retail, rental or service activity other than that allowed as a permitted use or conditional use within this Section.
7. Garden and landscaping services.
8. Theaters.
9. Funeral homes and mortuaries including residential occupancy.  
Residential occupancy shall not exceed thirty (30) percent of the total square footage.
10. Veterinary clinic or animal hospitals.
11. Day care nursery facilities.
12. Retail centers.
13. Any use permitted in this District that exceeds twenty thousand (20,000) square feet of gross floor area.
14. Indoor firing range, as a principal or accessory use, subject to the standards contained in Section 1103.08, Subd. 5(B)(9), as may be amended (located under the heading of specific standards for conditional uses in the Highway Commercial District).
15. Indoor self-storage, as a principal or accessory use, subject to the standards contained in Section 1103.08, Subd. 5(B)(10), as may be amended (located under the heading of specific standards for conditional uses in the Highway Commercial District).
16. Detached commercial accessory structures, subject to the standards contained in Section 1103.08, Subd. 5(B)(11), as may be amended (located under the heading of specific standards for conditional uses in the Highway Commercial District).

*(Ord. 08-01, Section 1105.10, Adopted April 21, 2008.)*

*(Ord. 15-03, Section 1105.10, Adopted June 15, 2015.)*

*(Ord. 17-02, Section 1105.10, Adopted March 20, 2017.)*

#### 1105.10 SUBD. 5. LOT REQUIREMENTS AND SETBACKS.

The following minimum requirements shall be observed in a B-2 District subject to additional requirements, exceptions and modifications set forth in this Ordinance.

1. Lot Size: None.

- 
2. Lot Width: One hundred (100) feet.
  3. Setbacks:
    - a. Front Yard: Thirty-five (35) feet.
    - b. Side Yard:
      1. Interior Lot:
        - a. Twenty (20) feet.
        - b. Thirty-five (35) feet abutting a Residential District.
      2. Corner Lot: Thirty (30) feet.
    - c. Rear Yard:
      1. Twenty (20) feet.
      2. Thirty-five (35) feet abutting a Residential District.

1105.10 SUBD. 6. MAXIMUM BUILDING HEIGHT.

The maximum building height shall be thirty-five (35) feet.

1105.10 SUBD. 7. MAXIMUM SITE COVERAGE.

The maximum site coverage shall be seventy (70) percent and shall be calculated to include building footprints; parking areas; driveways; loading, storage and trash areas and other areas covered by an impervious surface.

1105.10 SUBD. 8. MINIMUM DISTRICT SIZE.

The minimum district size shall be five (5) acres, with a minimum frontage of two hundred feet (200).

1105.10 SUBD. 9. HIGHWAY COMMERCIAL DESIGN STANDARDS.

Highway commercial design standards are set forth and regulated in Section 1107.17.

*(Ord. 08-01, Section 1105.10, Adopted April 21, 2008.)*

*(Ord. 15-01, Section 1105.10, Adopted February 17, 2015.)*

*(Ord. 15-03, Section 1105.10, Adopted June 15, 2015.)*

*(Ord. 17-02, Section 1105.10, Adopted March 20, 2017.)*

*(Ord. 22-02, Section 1105.10, Adopted March 21, 2022.)*

