

CHAPTER 12

B-2 LOCAL COMMERCIAL DISTRICT

SECTION:

10-12-1: Uses

10-12-2: Height, Yards, Area And Other Regulations

10-12-1: USES:

In the local commercial district, no building or premises shall be used and no building shall hereafter be erected, converted in use, enlarged, moved or structurally altered, unless otherwise provided in this title, except for one or more of the following uses:

A. Unconditionally Permitted Uses:

Any use permitted unconditionally in the B-1 general commercial district except any of the following "conditionally permitted uses".

Any recycling facility; provided, that all recycling activities and all storage of recycled or recyclable material shall be in an enclosed building. (1975 Code Ch. 18 § X)

B. Conditionally Permitted Uses: The following uses when the location thereof shall have been approved in writing by the board of appeals following a public hearing and after consideration by the board on the same basis as required for conditionally approved uses in the general commercial district, in chapter 11 of this title.

Automobile sales and service, including general adjustments and repairs, bodywork, overhauling or rebuilding, but not demolition; small engine service and repairs.

Bowling alley, dance hall, pool and billiard room, skating rink.

Commercial recreation uses, other than a fitness center.

Drive-in restaurants and refreshment stands.

Gasoline service stations, auto wash stations.

Greenhouses, only in conjunction with the retail sales of plants.

Hotels, motels.

Laboratory testing and research.

Manufacture or treatment of products incidental to the conduct of a permitted retail use on the premises.

Mobile home sales and service, including minor adjustments and repairs, but not bodywork, overhauling, rebuilding, or demolition.

Multiple dwellings.

Storage of property in a ministorage facility.

Veterinary hospital and/or clinic, "pet shop", "grooming shop", "commercial kennel" or "boarding kennel", as these terms are defined in section 5-3-8-1 of this code.

Warehousing of packaged products, except flammable liquids and gases. (1975 Code Ch. 18 § X; amd. Ord. 2006-23, 11-6-2006; Ord. 2009-01, 2-16-2009)

10-12-2: HEIGHT, YARDS, AREA AND OTHER REGULATIONS:

In the local commercial district, height of buildings, minimum dimensions of yards, minimum lot area, vision clearance, off street parking and other requirements shall be as follows for all buildings hereafter erected, converted in use, enlarged, moved or structurally altered:

A. Height: Forty five feet (45') or three (3) stories in height, whichever is least.

B. Front Yard Setback: There shall be a front yard setback of twenty five feet (25').

C. Side Yard Setback: There shall be a side yard setback of ten feet (10'); except that on any corner lot, the setback on the street side yard of the corner lot shall be twenty five feet (25'); provided, however, on any corner lot having a width of sixty six feet (66') or less, and of record on the effective date hereof, the setback on the street side yard of the corner lot shall be ten feet (10').

D. Rear Yard Setback: There shall be a rear yard setback of twenty five feet (25').

E. Residential Building Requirements: All requirements of section 10-9-2 of this title that are not inconsistent with this subsection shall apply to any residential building in this district.

F. Vision Clearance: Same as provided in subsection 10-4-5G of this title.

G. Off Street Parking: Same as provided in section 10-4-7 of this title. (Ord. 2008-05, 5-19-2008)