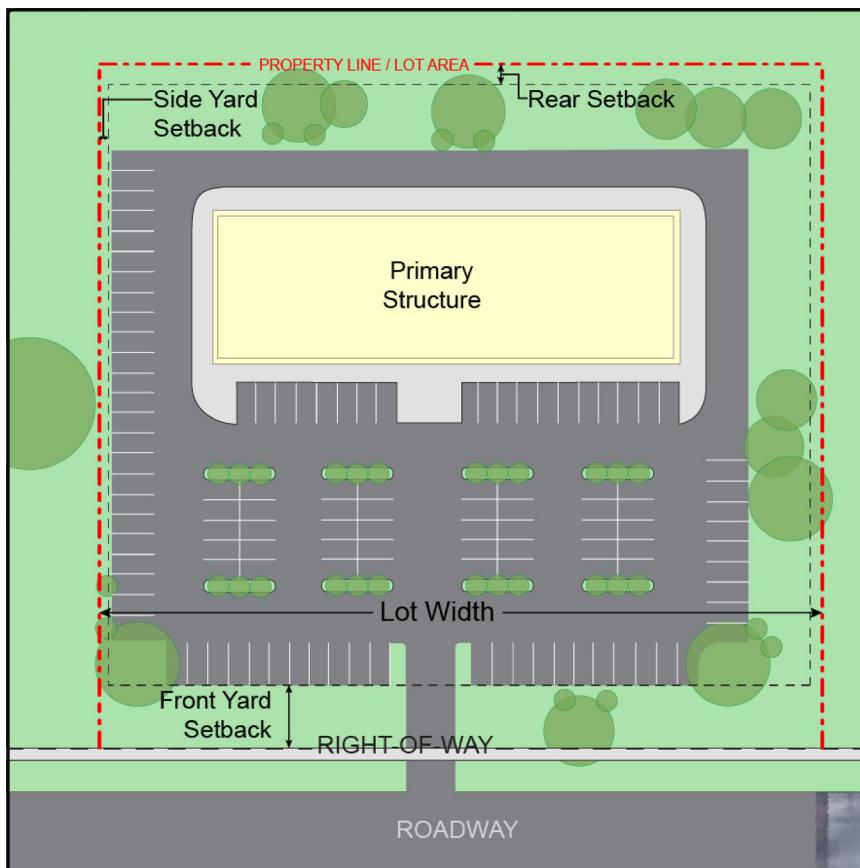




10. GENERAL BUSINESS DISTRICT (B2)

a. Purpose.

The General Business District ("B2") is intended to provide business and commercial areas along local roadways and collectors that accommodate a wide range of commercial and service centers that are accessible to the general community and surrounding neighborhoods. All storage, excluding automobile sales, must be within an enclosed area or not visible from any public street. Display of merchandise that is immediately available for sale/purchase is permitted. All subdivisions require Subdivision approval unless exempt (See *Chapter 5, Section C: Exempt Subdivisions*). All new primary structures for non-residential development require Development Plan Approval (See *Chapter 8, Section D.2: Development Plan Procedures*) and may be subject to Drainage Board approval.



b. **Uses & Development Standards.**

LAND USES – GENERAL BUSINESS DISTRICT (B2)	
PERMITTED USES	SPECIAL EXCEPTION USES
<p>ACCESSORY USES</p> <ul style="list-style-type: none"> • battery energy storage tier 1 • *fair, festival, and special event, minor <p>COMMERCIAL USES</p> <ul style="list-style-type: none"> • child care center • children's home • day care facility • funeral home • general retail, <u>EXCLUDING</u>: <ul style="list-style-type: none"> • boat/ farm equipment/ motorcycle/ recreational vehicle sales & repair • automotive sales, new • automotive sales, used • automotive repair • hotel/motel • kindergarten/preschool • mortuary • philanthropic institution • professional/business offices, <u>EXCLUDING</u> clinics • recreational facility, public and private • service-oriented retail • water park • winery/brewery/distillery <p>INSTITUTIONAL USES</p> <ul style="list-style-type: none"> • church or place of worship • fire station • governmental offices • hospital • library • park, public or private • park, skate 	<p>ACCESSORY USES</p> <ul style="list-style-type: none"> • *fair, festival, and special event, major <p>COMMERCIAL USES</p> <ul style="list-style-type: none"> • animal hospital • automotive repair • bed and breakfast, owner-occupied • bed and breakfast, non-owner occupied • campground, private • campground, public • clinic • club, private (<u>excluding</u> gun club) • clinic • kennel, public • parking garage/lot, commercial or public <p>INSTITUTIONAL USES</p> <ul style="list-style-type: none"> • bus station • comprehensive care center • mausoleum • nursing home • railroad passenger station • utility facility, public and private • *wireless communication facility

* Indicates use is conditional and specific development standards apply. See Chapter 4: Use Development Standards.

DEVELOPMENT STANDARDS – GENERAL BUSINESS DISTRICT (B2)		
Structure Standards		
Maximum height of structure	Primary structure	60 feet
	Accessory structure	20 feet
Maximum floor area		100,000 sqft
Lot Standards		
Minimum lot width		50 feet
Minimum lot area		5,000 sqft
Minimum front yard setback	Interstate, expressway, principal arterial	50 feet
	Major collector	
	Minor collector	
	Local or minor street	35 feet from edge of pavement or 25 feet in platted subdivision or platted towns
Minimum side yard setback	Primary structure	5 feet
	Accessory structure	5 feet
Minimum rear yard setback	Primary structure	10 feet
	Accessory structure	10 feet
Maximum impervious surface coverage		75%

ADDITIONAL SITE DEVELOPMENT STANDARDS – GENERAL BUSINESS DISTRICT (B2)

The following site development standards may also apply to development in this district.

See *Chapter 3: Site Development Standards*.

<ul style="list-style-type: none"> • Accessory Structure Standards. • Bufferyard Standards. • Driveway Standards. • Lighting Standards. • Lot and Setback Standards. 	<ul style="list-style-type: none"> • Parking and Loading Standards. • Sign Standards. • Storage Standards. • Structure Standards. • Trash Receptacle Standards.
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