

§ 520-23. B-1 Commercial District.

- A. Purpose. The purpose of this district is:
- (1) To delineate areas appropriate for commercial uses which are either oriented to the highway user or intended as service to vehicles.
 - (2) To delineate predominantly retail shopping areas outside of central commercial districts, or areas of similar compact development.
 - (3) To locate this district in areas with public sewer with a soil suitability for urban development of slight or moderate restriction.
- B. Permitted uses. All principal permitted uses of B-2 District.¹
- C. Accessory uses. Dwellings as a part of the primary building or permitted use, essential services parking garage or parking area.
- D. Prohibited uses. All uses not specifically permitted.
- E. Lot area and restrictions.
- (1) Minimum lot area: 8,000 square feet.²
 - (2) Minimum lot width: none.
 - (3) Front setback: none.
 - (4) Rear setback: 40 feet where adjacent to R or R-1 District.
 - (5) Side setback: 20 feet where adjacent to R or R-1 District; otherwise, no restrictions.
 - (6) Building height: two stories or 26 feet next to R or R-1 District.
 - (7) Minimum lot depth: 100 feet.³
 - (8) Septic is not allowed.⁴
 - (9) Percent slope. No building shall be permitted on slopes 20% or greater, except as a conditional use.
 - (10) Accessory building. No more than 30% of rear yard may be covered and three feet from rear lot line and three feet from side yard line.

1. Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II).
2. Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II).
3. Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II).
4. Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II).

§ 520-17. B-2 Commercial District.

- A. Purpose. The purpose of the B-2 District is to delineate areas appropriate for commercial uses in the central commercial district or areas of similar compact development served by public sewer.
- B. Permitted uses.
- (1) Antique stores.
 - (2) Bakery.
 - (3) Barber shops.
 - (4) Bars.
 - (5) Beauty shops.
 - (6) Clinics.
 - (7) Clothing stores.
 - (8) Clubs.
 - (9) Drugstores.
 - (10) Eating and drinking establishments.
 - (11) Fish markets.
 - (12) Florists.
 - (13) Food lockers.
 - (14) Fruit and vegetable stores.
 - (15) Furniture stores.
 - (16) Gas stations.
 - (17) Gift stores.
 - (18) Grocery stores.
 - (19) Hardware stores.
 - (20) Hotels.
 - (21) Hobby shops.
 - (22) Laundry.
 - (23) Lodges.
 - (24) Meat markets.

- (25) Motel.
- (26) Music stores.
- (27) Office supplies.
- (28) Optical stores.
- (29) Package beverage store.
- (30) Place of entertainment.
- (31) Professional.
- (32) Governmental and business offices.
- (33) Retail stores.
- (34) Vehicular sales and services.
- (35) Personal services establishments.
- (36) Funeral homes.
- (37) Residential units above a retail store.
- (38) Day care. [Added 7-6-2017 by Ord. No. 8-2017]
- C. Accessory uses. Dwelling as a part of the principal building, parking area and garage.
- D. Conditional uses.
 - (1) Farm implement sales.
 - (2) Recreational uses (§ 520-59).
 - (3) Public and semipublic (§ 520-54).
 - (4) Plumbing warehouse.
 - (5) Packaging and shipping operation.
- E. Prohibited uses.
 - (1) Junkyards.
 - (2) Salvage yards.
 - (3) All uses not specifically permitted.
 - (4) Slaughterhouses.
- F. Lot area and restrictions.
 - (1) Minimum lot area: 8,000 square feet.

- (2) Minimum lot width: 50 feet.
- (3) Front setback: none beyond public right-of-way.
- (4) Rear setback: 20 feet.
- (5) Side setback: None.
- (6) Building height: three stories or 40 feet.
- (7) Minimum lot depth: 100 feet.
- (8) Percent slope. No buildings shall be permitted on slopes 20% or greater, except as a conditional use.
- (9) Accessory building. No more than 50% of rear yard may be covered and three feet from rear lot line and three feet from side yard line.