

1143.14 B-2 GENERAL BUSINESS DISTRICT.

(a) **Purpose.** The "B-2" District is intended to provide for the development of major retail shopping areas and centers outside the downtown area. These districts include much of the strip commercial property existing along the major streets of the City. The uses permitted are intended to accommodate the general retail consumer.

(b) **Principal Permitted Uses.** Only those uses set forth below which continuously conform to all the requirements of divisions (d) through (f) of this section shall be permitted:

- Accountant's office.
- Agricultural implement sales and service.
- Apparel stores - retail sales.
- Architect's office.
- Art and school supplies - retail sales.
- Art galleries and museums.
- Artist, sculptor and composer studios.
- Attorney's office.
- Auction sales.
- Automobile accessories - retail sales, including incidental installation.
- Automobile fuel dispensing station.
- Automobile parking garages.
- Automobile parking lots.
- Automobile repair garages - no body work.
- Automobile service stations.
- Automobile Wash.
- Bakeries - retail sales.
- Banks and financial institutions.
- Barber and beauty schools.
- Barber and beauty shops.
- Bicycle sale, rental and repair.
- Blueprinting, photocopying, photo finishing services.
- Books - retail sales.
- Bowling lanes.
- Building material sale and storage facilities.
- Business, civic, fraternal association and labor meeting rooms.
- Business and technical schools.
- Cabinet shops.
- Cameras and photo supplies - retail sales.
- Candy and confectionery - retail sales.
- Catering services.
- Day-care centers.
- Churches, chapels, temples, synagogues.
- Cigars, cigarettes, tobacco - retail sales.
- Coin-operated amusement centers.
- Dance halls.
- Dancing schools.
- Department stores.
- Driver training schools (Automobile).
- Drug stores - retail sales.
- Dry cleaning and laundromats.
- Eating place - carry out.

- Eating place - Drive-in.
- Eating place - #1.
- Eating place - #2.
- Electrical appliance repair.
- Engineer's office.
- Equipment rental services, including cars, trucks and trailers.
- Exterminating services.
- Florists.
- Food brokers - retail, wholesale and storage without processing.
- Food stores - retail sales.
- Garden stores.
- Gift shops.
- Government buildings, structures, or premises used exclusively by federal, state, county, township, or municipal governments for public purposes, but not including workshops, warehouse, or open material storage.
- Grocery, meat and fish - retail sales.
- Gymnasiums.
- Hardware - retail sales.
- Health studios and clubs.
- Heating, A/C, electric and plumbing sales, service and repair.
- Hobby shops - retail sales.
- Hotels and motels.
- Insurance agent's office.
- Jewelry - retail sales.
- Kennel.
- Lawn mower sales, service and repair.
- Leather goods and luggage - retail sales.
- Libraries.
- Locksmiths.
- Medical and dental laboratories.
- Medical and dental office/clinic.
- Mortuaries and funeral parlors.
- Motorcycle sales and service.
- Newsstand - retail sales.
- Office supplies and stationary - retail sales.
- Optical goods - retail sales.
- Package liquor, beer and wine - retail sales - Drive- thru.
- Package liquor, beer and wine - retail sales.
- Paint, glass and wallpaper - retail sales.
- Pet grooming - all day, no overnight.
- Pet sales and supplies - retail sales.
- Photo studios.
- Private clubs.
- Professional Office not otherwise mentioned.
- Public parks, playgrounds and community centers.
- Public utility.
- Radio and television - sales, service and repair.
- Real estate broker's office.
- Repair part - retail sales.
- Residential use on second story or above.

- Retail and service uses.
- Sales offices and service centers.
- Schools - primary, intermediate and secondary - public or private.
- Seamstress and tailor.
- Shoe repair.
- Upholstery shop, not involving furniture manufacturing.
- Variety stores - retail sales.
- Veterinary office - w/boarding.
- Watch, clock and jewelry repair.

(c) **Permitted Accessory Uses.** The following are permitted as accessory uses subject to the provisions of Section 1151.04 of this Zoning Code:

- (1) Refuse Dumpsters.
- (2) A structure for storage incidental to a permitted use.
- (3) Off-street parking and loading as regulated in Sections 1153 and 1155 of this Zoning Code.
- (4) Any use which is customarily found in conjunction with principal use as approved by the Planning Commission.

(d) **Lot Size Requirements.** Each separate zoning lot in the "B-2" General Business District shall:

- (1) Contain a minimum lot area of forty thousand (40,000) square feet.
- (2) Have a minimum lot width of one hundred-fifty (150) feet.
- (3) Have a minimum lot depth of one hundred (100) feet.
- (4) Have a maximum lot depth to lot width ratio of 3:1 except on cul-de-sacs lots and other lots bearing unique topography.

(e) **Buffer Strips.** A buffer strip shall be established on the lot being developed in the "B-2" General Business District when it abuts the following districts:

- (1) A, A-R, R-1 to R-7, OR-1, OC-1, B-1, WO: A minimum of twenty-five (25) feet in width.

(f) **Bulk Regulations.** All construction on any zoning lot in the "B-2" General Business District shall:

- (1) Maximum building lot coverage of eighty (80) percent.
- (2) Maximum structure height of sixty-five (65) feet.
- (3) Minimum front yard of twenty-five (25) feet.
- (4) Minimum side yard of ten (10) feet, or half the building height, whichever is greater.
- (5) Minimum rear yard of twenty-five (25) feet.

(g) **Development Standards.** All development in the "B-2" General Business Zoning District shall be subject to the applicable provisions of Sections 1147 through 1159 of this Zoning Code.