

CHAPTER 1163

B2 Community Business District

1163.01 Purpose.

1163.02 Permitted use.

1163.03 Conditional use.

1163.04 Development standards.

CROSS REFERENCES

Group code and title numbers - see P. & Z. 1143.02(a)

B1 Neighborhood Business District - see P. & Z. Ch. 1161

PUD Planned Unit Development - see P. & Z. Ch. 1181

Conditional Uses - see P. & Z. 1138.06

1163.01 PURPOSE.

The Community Business District (B2) is intended to encourage the concentration of a broad range of individual commercial establishments which together may constitute a cluster of general commercial activity that serves a substantial portion of the Municipality's residential population. Concentrated general commercial developments should be ideally located near major circulation routes. (Ord. 05-08. Passed 2-25-08.)

1163.02 PERMITTED USE.

The following uses shall be permitted in the B2 Community Business District. The Zoning Administrator may determine if a use not listed shall be similar to or compatible to other permitted uses listed.

Appliance Stores
Auto Supply Stores
Banks or Financial Services
Car Washes
Child Day Care Centers
Community Center
Emergency Care Facilities
Funeral Homes - Except Crematories
Furniture Stores
General Contractor Offices - No outdoor storage of materials or equipment
Grocery Stores/Supermarket
Hardware Stores
Home Supply Stores
Hotels
Institutional/Government Offices
Intermediate Care Facilities
Medical and Dental Offices/Clinics
Personal Services
Pet Groomer - No outside kennels
Pharmacy/Drug Stores
Physical Fitness Facilities
Professional Offices
Public Safety Facilities
Recreational Facilities - Indoor only
Religious, Places of Worship
Retail Sales
Restaurant - Dine-in, take-out, fast food, drive-thru
Retail Feed/Grain Stores
Schools - K-12
Skilled Nursing Care Facilities
Veterinarian Animal Hospital and/or Animal Clinic - No outside kennels
(Ord. 16-2025. Passed 6-9-25.)

1163.03 CONDITIONAL USE.

The following uses shall be allowed in the B2 Community Business District, subject to approval in accordance with Section 1138.06. The Zoning Administrator may determine if a use not listed shall be similar to or compatible to other conditional uses listed.

Alcohol Retailers - This includes any retail establishment that its primary source of revenue is the sale or serving of alcohol or more than twenty-five (25%) for its floor area is for the sale or serving of alcohol. The term alcohol retailer shall include liquor stores, bars, saloons, taverns, and pubs.

Automotive Repair Services
Automotive Sales/Leasing/Rental
Equipment Rental
Gasoline/Fuel Sales
Lumber Yards

Smoke or Vape Shop - This includes any retail establishment that derives more than twenty five percent (25%) of its gross revenue or more than 25% for its floor area from the sale of electronic cigarettes or similar devices, cigars, cigarettes, pipes, or other smoking devices for burning tobacco and related smoking accessories in which the sale of other products is merely incidental. The term "vape and smoke shop" shall include hookah lounge, paraphernalia stores, vaporizer stores, smoke lounges, and vapor lounges.

Recreational Vehicles Sales or Service
Used Merchandise Store
(Ord. 16-2025. Passed 6-9-25.)

1163.04 DEVELOPMENT STANDARDS.

In addition to the provisions of Chapter 1183, the following standards for arrangement and development of land and buildings shall be

required in the B2 Community Business District.

- (a) Intensity of Use. No minimum lot size is required; however, lot size shall be adequate to provide the yard space required by these development standards.
 - (b) Lot Width. No minimum lot width is required; however, all lots shall abut a street and have adequate width to provide the yard space required by these development standards.
 - (c) Side Yards. A side yard shall be required adjacent to a residential zoning district as listed in Section 1141.02. Such side yards shall be a minimum of thirty-five (35) feet on each side as measured from the side lot line and shall be landscaped in accordance with the standards in Chapter 1187.
 - (d) Rear Yard. A rear yard shall be required adjacent to a residential zoning district or a planned development zoning district as listed in Section 1141.02. Such required rear yard shall be fifty (50) feet as measured from the rear lot line and shall be landscaped in accordance with the standards in Chapter 1187. A use to be serviced from the rear shall have a service court, alleyway or combination thereof not less than forty feet wide.
 - (e) Front Building Setback. No building or use shall be located closer than fifty (50) feet to the right-of-way line of any adjacent public or private street, or seventy-five (75) feet to the back of curb of such street, whichever is greater, except where the lot abuts an arterial street, where there shall be a minimum setback of one hundred (100) feet from the right-of-way line for buildings exceeding 8,000 square feet. Buildings located on corner lots shall maintain the same building setbacks from the right-of-way lines of the adjacent public or private roads.
 - (f) Building Size. Principal structures in the B2 District shall not exceed 12,000 square feet without a conditional use permit.
 - (g) Drive-up window service shall be limited to the side or rear of the building. Landscaping and buffering shall be required consistent with the requirements of Chapter 1187. The Planning and Zoning Commission may require additional landscaping and buffering.
 - (h) Special conditions for Smoke or Vape shops.
 - (1) These uses shall be located a minimum of 1,000 feet from the lot line of any residential zoned parcel.
 - (2) These uses shall be located a minimum of 1,000 feet from the lot line of any school owned property.
 - (3) These uses shall be located a minimum of 1,000 feet from the lot line of another use of the same category.
- (Ord. 16-2025. Passed 6-9-25.)