

* Lot Area is shown as the minimum for the district regardless of the amount of units proposed in a structure. The lot area minimum is further defined depending on the proposed units per the following:
 -2,000 SF of lot area required per efficiency unit
 -2,500 SF of lot area required per 1-bedroom unit
 -3,000 SF of lot area required per 2- or more bedroom units
 *14-1-5(g)(3) — all lots not served by public sanitary sewer and located outside the approved sanitary sewer service area shall have an area of not less than five acres.

(c) **PERMITTED USES BY RIGHT**

- (1) Two-family dwellings
- (2) Multiple-family dwellings up to eight (8) units per structure.
- (3) Licensed Community Living Arrangements (serving fifteen (15) or fewer persons).

(d) **PERMITTED ACCESSORY USES**

- (1) All Accessory Uses per the R-2 District.

(e) **PERMITTED USES BY CONDITIONAL USE PERMIT**

- (1) All Conditional Uses per the R-2.
- (2) Multiple-family dwellings with greater than eight (8) units per structure.
- (3) Rest homes, nursing homes, homes for the aged, clinics and children's nurseries provided all principal structures and uses are not less than fifty (50) feet from any lot line.
- (4) Mobile Home Parks (Restrictions in Conditional Use permit portion of this ordinance)
- (5) Licensed Community Living Arrangements (serving sixteen (16) or more persons).

16-6-10 B-1 Neighborhood Business District

(a) **STATEMENT OF INTENT:** This district is intended to provide for individual or small groups of retail and customer service establishments serving primarily the convenience of a local neighborhood and the character, appearance and operation of which are compatible with the character of the surrounding area. Outdoor display or storage of product and merchandise are prohibited.

(b) **BASIC REGULATIONS**

Lot Width	Lot Area	Building Height	Street Setback	Rear Setback	Side Setback
75	15,000 SF*	35'	25'	25'*	10'*

*Side and rear setbacks shall not be less than thirty (30) feet to a residential, institutional, or park district line, and subject to landscaped buffer requirements in Section 16-5-7.

*14-1-5(g)(3) — all lots not served by public sanitary sewer and located outside the approved sanitary sewer service area shall have an area of not less than five acres.

(c) **PERMITTED USES BY RIGHT**

- (1) Retail establishments selling and storing product and merchandise
- (2) Professional Offices
- (3) Restaurants
- (4) Financial Institutions
- (5) Churches
- (6) Personal Service Establishments
- (7) State Licensed Massage Therapy
- (8) State Licensed Tattoo Piercing Studio

- (d) **PERMITTED ACCESSORY USES**
 - (1) Uses incidental with the operation of the business subject to Plan Commission approvals.
 - (2) Off-street parking and loading areas in conjunction with the operation of the business.
 - (3) Renewable energy structures attached to principal structure.
- (e) **PERMITTED USES BY CONDITIONAL USE PERMIT**
 - (1) Residential quarters may be permitted as a conditional use provided that such quarters are clearly accessory to the principal use on the property and occupy fifty (50) percent or less of the total floor space of the structure in which they are located.
 - (2) Licensed commercial day care centers.
 - (3) Pet Grooming
 - (4) Governmental and cultural uses, such as fire and police stations, community centers, libraries, public emergency shelters, parks, playgrounds and museums.
 - (5) Private Utility Installations provided all principal structures and uses are not less than fifty (50) feet from any residential district lot line.
- (f) **BUILDING AREA**
 - (1) The maximum building floor area shall be 5,000 square feet
 - (2) The sum total of the floor area on all floors of the principal building and all accessory buildings shall not exceed forty (40) percent of the lot area.

16-6-11 B-2 Community Business District

- (a) **STATEMENT OF INTENT:** This district is intended to provide for the orderly and attractive grouping at appropriate locations of retail stores, shops, offices and service establishments serving the daily needs of the surrounding local community area that offer a wider range of retail products and services that are provided in the B-1 District.

(b) **BASIC REGULATIONS**

Lot Width	Lot Area	Building Height	Street Setback	Rear Setback	Side Setback
75	20,000 SF*	35'	25'	25'*	10'*

*Side and rear setbacks shall not be less than thirty (30) feet to a residential, institutional, or park district line, and subject to landscaped buffer requirements in Section 16-5-7.

*14-1-5(g)(3) — all lots not served by public sanitary sewer and located outside the approved sanitary sewer service area shall have an area of not less than five acres.

- (c) **PERMITTED USES BY RIGHT**
 - (1) All uses permitted by right in the B-1 District
 - (2) Liquor Stores
 - (3) Personal Service Establishments
- (d) **PERMITTED ACCESSORY USES**
 - (1) Uses incidental with the operation of the business subject to Plan Commission approvals.
 - (2) Off-street parking and loading areas in conjunction with the operation of the business.
 - (3) Renewable energy structures attached to principal structure
- (e) **PERMITTED USES BY CONDITIONAL USE PERMIT**
 - (1) All conditional uses as found in the B-1 District.