

ARTICLE VII

USE REQUIREMENTS FOR COMMERCIAL DISTRICTS

Section 70: Highway Business District (HB)

The Highway business District is intended to provide adequate space for various types of general business uses that serve residents on a broader than community level, including the retailing of major goods and services of large scale, more intensive commercial activities and establishments that rely on highway oriented, passer by traffic. The Highway Business District is generally only appropriate along major thoroughfares.

Section 70.1: Permitted Uses.

The following uses shall be permitted in the Highway Business Districts (HB):

1. Any use permitted in the CB, Community Business District,
2. Accessory uses and structures normally incidental to permitted principal uses.
3. Commercial recreation facilities.
4. Automobile sales lot, new and used.
5. Contractor's establishments, building, plumbing, and electrical.
6. Mini-warehouses and mini-storage facilities.
7. Restaurants, including drive-in and drive through facilities.
8. Retail trade establishments, including unenclosed and open-air businesses.
9. Services, automotive.
10. Services, lodging.
11. Wholesale and wholesale distribution establishments.
12. When located at least fifty feet from any Residential District and a ten foot buffer is provided:

- a) Used automobile sales, parts sales and storage, including wrecked vehicles.
- b) Sales of small boats.
- 13. Mortuary.
- 14. Farm implement display and sales room.
- 15. Milk distributing station.
- 16. Parking or public garage.
- 17. Hardware store.
- 18. Transportation facilities.
- 19. Clubs, lodges and fraternal organizations and other places of public assembly.
- 20. Truck stops and truck terminals.
- 21. Auction facilities.
- 22. Flea markets.
- 23. Theaters.
- 24. Furniture sales.
- 25. Building materials and lumber sales.
- 26. Pawn shops.
- 27. Funeral homes, mortuaries, and mausoleums
- 28. Planned mixed-use developments of a minimum of five (5) acres, with approval and conditions from the City Council.

Section 71: Community Business District (CB)

The Community Business District is intended to provide areas for limited small-scale commercial uses of a convenience nature serving nearby residential neighborhoods as opposed to regional markets. The district is not intended to accommodate intensive commercial activities that

are of such magnitude or type that would result in the generation of excessive traffic, noise, odors, pollution, safety hazards or the adverse impacts which would detract from the desirability of adjacent properties for residential use.

Section 71.1: Permitted Uses.

Within a Community Business District (CB) the following uses shall be permitted:

1. Accessory uses and structures normally incidental to principal permitted uses.
2. Antique shops.
3. Art and school supply stores.
4. Bake shops and bakeries, but not including wholesale.
5. Banks and financial institutions, not to exceed 10,000 square feet of gross floor area.
6. Barber and beauty shops.
7. Book or stationary stores.
8. Clothes pressing, repair, sale and rental, but not including department stores.
9. Convenience food and retail stores.
10. Daycare centers.
11. Dress making, sewing and tailor shops.
12. Food, grocery and drug stores, not to exceed 10,000 square feet.
13. Dry cleaners and laundromats, not exceeding 2,500 square feet of total floor area.
14. Electronic equipment sales.
15. Food catering establishments.
16. Florist shops, gift and card shops.
17. Toy stores and hobby shops.
18. Restaurants without drive in or drive through facilities.

19. Music (equipment), records, tapes and video stores.
20. Instructional studios.
21. Art galleries
22. Paint and interior decorating stores.
23. Photocopying, printing services, and business supplies not exceeding 2,500 square feet of total floor area.
24. Small appliance repair shops.
25. Sporting goods stores.
26. Travel agencies.
27. Professional offices, medical, insurance, attorney and general, but not involving retail sales of any kind not to exceed 5,000 square feet of total floor area.
28. Photographic studios.
29. Bed and Breakfast establishments.
30. Jewelry stores.
31. Locksmith shops.
32. Pest control services.