

## DIVISION 23. - B-4 GENERAL BUSINESS DISTRICT

### Footnotes:

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**Editor's note**— Ord. No. 5406, § 27, adopted July 12, 2005, repealed and re-enacted art. V, div. 23, in its entirety to read as herein set out. Formerly, said division pertained to similar subject matter as enacted by Code 1961, § 22-11(10); as amended. See the Code Comparative Table for a detailed analysis of inclusion.

**Cross reference**— Businesses, ch. 22.

### Sec. 122-721. - Intent and purpose.

The general business (B-4) district is intended for larger retail establishments, businesses catering to highway trade and motorists' needs, and businesses that receive a large number of delivery trucks.

(Ord. No. 5406, § 27, 7-12-05)

### Sec. 122-722. - Limitations on uses.

- (a) *Outdoor sales.* Except as provided in subsections 122-282(b)(1) and (2), subsection 122-283(3), subsection 122-722(b), section 122-1205, section 122-1206, section 122-1212, and section 122-1220, any use in the B-4 district which consists in whole or in part of sales, services, preparation or repair or displaying of merchandise must be in a completely enclosed building.
- (b) *Outdoor storage.* Outdoor storage shall be subject to a public hearing with the planning and zoning commission or the board of adjustment per subsection 122-282(b)(5).
- (c) *Outdoor storage of equipment as part of a construction service establishment* shall be permitted in the B-4 district, subject to the requirements of 122-282(b)(5) unless the following requirements are met:
  - (1) A construction service establishment in the B-4 zoning district can only have outdoor storage if within 300 feet of a property zoned B-5, M-1 or M-2. The distance requirement shall be measured from property line to property line.
  - (2) The outdoor storage area shall not exceed 20 percent of a site with a maximum of 50,000 square feet.
  - (3) The outdoor storage area must be identified on a site plan.
  - (4) The outdoor storage area must be contained and screened from public view. All screening materials (wall, fence, berm or landscaping) shall be approved as part of the site plan review process.
  - (5) The outdoor storage area must be located in the side yards or rear yard. Corner lots must locate the outdoor storage area in the rear yard.

- (6) The outdoor storage area cannot be located in a required buffer.
- (7) The outdoor storage area cannot be located in required off-street parking or open space areas.
- (8) The outdoor storage of equipment shall not exceed 15 feet in height above the ground surface; however, during the site plan review process an additional height of five feet can be approved if the applicant submits a plan showing how it will be screened from public view.
- (d) *Repair services.* Repair services that do not involve outdoor storage of materials or damaged equipment or vehicles are permitted, subject to limitations in the land development regulations.
- (e) *Design standards.* Facilities shall include parking, landscaping, signage and facade treatment typical of professional offices and retail establishments.
- (f) *Single retail store developments.* Single retail store developments as defined in section 122-3 are permitted in the general business (B-4) zoning district.
  - (1) Single retail store developments must meet the requirements and follow the procedures of the shopping center ordinance (article V, division 29 of this chapter), except that the property cannot be rezoned to shopping center (SC).
  - (2) Such single retail store developments are allowed outparcels subject to the limitations of the shopping center ordinance (article V, division 29 of this chapter).
  - (3) Outdoor sales and storage are controlled by the shopping center ordinance (article V, division 29 of this chapter).

(Ord. No. 5406, § 27, 7-12-05; Ord. No. 2014-51, § 3, 9-16-14; Ord. No. 2017-31, § 2, 2-21-17; Ord. No. 2021-34, § 2, 3-16-21)

Sec. 122-723. - Permitted uses.

The following uses are permitted without exception in the general business (B-4) district:

- (1) *Residential uses:*
  - a. *Residential operation:*
    - 1. Community residential home, maximum of 14 unrelated residents per single-family residential dwelling.
    - 2. Fraternity or sorority house (reference section 122-1219).
  - b. *Residential type:*
    - 1. Single-family dwelling (reference section 122-1194).
    - 2. Two-family dwelling.
- (2) *Retail uses:*
  - a. *General retail:*

1. Auto supply store.
2. Bakery store.
3. Building material sales.
4. Department store.
5. Drug store.
6. Electronic cigarette/vaporizer store.
7. Electronics store.
8. Furniture store.
9. Garden and nursery sales (reference section 122-1212).
10. Grocery store.
11. Hardware store.
12. Home decorating store.
13. Pawn shop.
14. Pharmacy (reference section 122-1227).
15. Playground equipment sales, outdoor (reference section 122-1209).
16. Roadside fruit and vegetable sales (reference section 122-1184).
17. Specialty retail store.
18. Swimming pool sales (enclosed).
19. Used merchandise store (reference section 122-283).
20. Videotape store.

b. *Vehicular sales:*

1. Automobile rental sales.
2. Automobile sales, new or used.
3. Automobile specialty sales, new or used.

(3) *Service uses:*

a. *Agricultural use:* None permitted.

b. *Business service:*

1. Construction service establishment (reference section 122-722).
2. Equipment rental and leasing.
3. General business service.
4. Maintenance and cleaning service.
5. Parking garage.

6. Parking lot.
  7. Pest control service.
  8. Radio/TV broadcasting facility.
  9. Security systems service.
- c. *Eating or drinking establishment:*
1. Alcoholic beverage establishment (off-premises consumption).
  2. Alcoholic beverage establishment (on-premises consumption).
  3. Drive-in or drive-through restaurant.
  4. Fast-food restaurant.
  5. Restaurant (enclosed), (drive-through window permitted as an accessory use).
- d. *Hospitality and tourism:*
1. Antique gallery/art gallery/museum.
  2. Conference center.
  3. Hotel/convention center.
  4. Motel.
- e. *Office use:*
1. Commercial photography (art and graphic design service).
  2. Computer maintenance and repair.
  3. Financial institution.
  4. Photocopying and duplicating service.
  5. Photofinishing laboratory.
  6. Prepackaged software services.
  7. Print shop.
  8. Professional and business office.
- f. *Personal service:*
1. Bail bonds agency.
  2. Check cashing establishment.
  3. Coin-operated laundry.
  4. Emergency shelter.
  5. Funeral home/crematory.
  6. Hairstyling shop.
  7. Laundry and dry cleaning pickup establishment.

8. Laundry and dry cleaning service.
9. Major household repair establishment.
10. Mini-warehouse (reference [section 122-1214](#)).
11. Minor household repair establishment.
12. Recreational vehicle park (reference [section 122-1218](#)).
13. Recycling collection point.
14. Tattoo or body piercing establishment.

g. *Vehicular service:*

1. Auto repair, minor.
2. Automobile cleaning, detailing service.
3. Drive-through facility (non-restaurant), accessory use only.
4. Full-service station (reference article IX, division 3 of this chapter).
5. Self-service station/convenience store (reference [section 122-1196](#)).

(4) *Education/recreation/social uses:*

a. *Adult use establishment:* None permitted.

b. *Community service:*

1. Church/place of worship.
2. Day care facility (reference article IX, division 5 of this chapter).
3. Library.
4. Private club.

c. *Educational use:*

1. College/university.
2. Community education center.
3. School, private elementary and secondary.
4. Speech and language center/school.
5. Vocational/professional school.

d. *Recreational use:*

1. Bowling center.
2. Commercial recreation, indoor.
3. Dance/art/music studio.
4. Drive-in theatre.
5. Motion picture theatres, except drive-in.

6. Multipurpose facility.
7. Physical fitness center.
8. Recreation facility, indoor.

(5) *Public uses:*

a. *Public use:*

1. Post office.
2. Public transportation terminal.

(6) *Health care uses:*

a. *Health care use:*

1. Assisted living facility, subject to the requirements of section 122-1198.
2. Medical and dental laboratory.
3. Medical and dental office on major and minor arterials.
4. Medical and dental office on local and collector streets.
5. Transitional recovery facility, subject to the requirements of section 122-1198.
6. Transitional treatment facility, subject to the requirements of section 122-1207.
7. Veterinarian office.
8. Satellite hospital emergency room.

(7) *Industrial uses:*

- a. High-impact industrial use: None permitted.
- b. Low-impact industrial use: Microbrewery/microdistillery.

(Ord. No. 5406, § 27, 7-12-05; Ord. No. 5540, § 6, 6-27-06; Ord. No. 5846, § 8, 4-25-08; Ord. No. 5974, § 10, 12-23-09; Ord. No. 2014-51, § 4, 9-16-14; Ord. No. 2015-15, § 7, 3-17-15; Ord. No. 2015-37, § 5, 6-2-15; Ord. No. 2017-33, § 6, 3-7-17; Ord. No. 2018-2, § 19, 10-17-17; Ord. No. 2020-20, § 6, 2-18-20; Ord. No. 2021-7, § 7, 1-19-21; Ord. No. 2021-50, § 7, 5-18-21; Ord. No. 2021-81, § 38, 9-28-21; Ord. No. 2022-32, § 5, 4-19-22)

Sec. 122-724. - Special exceptions.

The following uses are permitted in the general business (B-4) district by special exception:

(1) *Residential uses:*

a. *Residential operation:*

1. Residence—Gallery.
2. Residence—Office.
3. Rooming/boarding house.

b.

*Residential type:* Multifamily dwelling (a maximum of 30 units per acre) subject to architectural review requirements in subsection 122-216(t).

(2) *Retail uses:*

a. *General retail:*

1. Home garden/hobby farm equipment sales (reference section 122-1220).
2. Model manufactured home centers (reference section 122-1183).
3. Swimming pool sales (outdoor sales), (reference section 122-1206).

b. *Vehicular sales:*

1. Boat store (reference section 122-1205).
2. Truck rental and sales.

(3) *Service uses:*

a. *Agricultural use:* None permitted.

b. *Business service:*

1. Advertising services (on-site, off-site signs).
2. Day labor service establishment (reference section 122-1215).

c. *Eating or drinking establishment:* None permitted.

d. *Hospitality and tourism:* None permitted.

e. *Office use:* None permitted.

f. *Personal service:* Kennel.

g. *Vehicular service:* Repair garage.

(4) *Education/recreation/social uses:*

a. *Adult use establishment:* None permitted.

b. *Community service:* Open pavilion engagement center (reference section 122-1226).

c. *Educational use:* None permitted.

d. *Recreational use:*

1. Commercial outdoor baseball batting facility (reference section 122-1202).
2. Commercial recreation, outdoor (reference section 122-1208).
3. Driving range (reference section 122-1208).
4. Golf course.
5. Miniature golf (reference section 122-1208).
6. Shooting ranges, indoor.
7. Temporary commercial amusement (reference section 122-1201).

(5) *Public uses:* Park/open space area.

(6) *Health care uses*: None permitted.

(7) *Industrial uses*:

a. *High-impact industrial use*: None Permitted.

b. *Low-impact industrial use*: Assembly of electronic components (reference section 122-1190).

(Ord. No. 5406, § 27, 7-12-05; Ord. No. 5540, § 7, 6-27-06; Ord. No. 5871, § 4, 7-22-08; Ord. No. 5974, § 11, 12-23-09; Ord. No. 2018-1, § 4, 10-17-17; Ord. No. 2021-81, § 39, 9-28-21)

Sec. 122-725. - Lot and buffer requirements.

(1) *Lot requirements*. Each plot shall conform to the requirements of section 122-286.

(2) *Buffers*. Property abutting less intensive uses shall be landscaped pursuant to section 122-260 and approved in the site plan review process to reduce site and noise intrusion.

(Ord. No. 5406, § 27, 7-12-05)

Sec. 122-726. - Parking requirements.

Off-street parking requirements for the general business (B-4) district shall be governed by article VI of this chapter.

(Ord. No. 5406, § 27, 7-12-05)

Sec. 122-727. - Site plan.

Site plans shall be required for development in the general business district as per article IV of this chapter.

(Ord. No. 5406, § 27, 7-12-05)

Secs. 122-728—122-740. - Reserved.