

DIVISION 7. - B-2 RETAIL DISTRICT

Sec. 50-274. - Description and purpose.

The B-2 Retail District is composed of land and structures occupied by or suitable for the furnishing of retail goods, such as groceries, drugs and services such as shoe repairing, to satisfy the household needs of surrounding residential areas.

(Ord. No. 617, § VIII(A), 4-4-2006)

Sec. 50-275. - Use regulations.

In the B-2 Retail District no land shall be used and no building shall be erected for or converted to any use other than one of the following:

- (1) Accountants' offices.
- (2) Antique shops.
- (3) Architects.
- (4) Art galleries and studios.
- (5) Attorneys' offices.
- (6) Bakeries.
- (7) Bank/savings and loan institutions.
- (8) Barber/beauty shops.
- (9) Business and professional offices.
- (10) Bookstores (excluding adult, pornographic stores).
- (11) Builders' offices.
- (12) Cafeterias/restaurants.
- (13) Child care facilities or kindergartens, provided that no more than six unrelated children may be accommodated therein on any single day; there is a fenced play area; and does not display any kind of sign whatsoever.
- (14) Churches, rectories, parish houses, convents and other institutions of religious or philanthropic nature.
- (15) Clothing shops.
- (16) Community club facilities when organized for use of a particular residential development.
- (17) Consultants' offices.
- (18) Craft stores.

- (19) Dentists' offices.
- (20) Department/discount stores.
- (21) Educational institutions, public or private or denominational schools.
- (22) Electrical facilities and electrical energy facilities; transformers; relay and substations; natural gas handling and regulating stations; and private, public utility, and common pipelines subject to the approval required under other ordinances, except office buildings, storage facilities, repair and maintenance facilities, and generating facilities.
- (23) Engineers' offices.
- (24) Fabric stores.
- (25) Fine arts studios/fine art instruction (drama, music, dance or speech) facilities.
- (26) Fire stations.
- (27) Florist shops (completely enclosed).
- (28) Furniture stores.
- (29) Gift shops.
- (30) Golf courses, but not including miniature golf course, driving range or any forms of commercial amusement.
- (31) Grocery stores.
- (32) Insurance offices.
- (33) Interior decorating studios.
- (34) Jewelry stores.
- (35) Leather goods/luggage shops.
- (36) Musical instrument salesrooms.
- (37) Nursing homes.
- (38) Office equipment and supplies stores.
- (39) Paint and wallpaper stores.
- (40) Pet grooming facilities, without extended boarding.
- (41) Pharmacies/drugstores.
- (42) Photographers' studios.
- (43) Photographic finishing, equipment and supplies stores.
- (44) Physicians' offices.
- (45) Public parks and public playgrounds and noncommercial athletic fields.
- (46) Radio and television or microwave broadcast or relay towers, to include earth stations.
- (47) Railroad rights-of-way and tracks, bridges, signals, and other railroad appurtenances except

railroad yards, classification tracks, team tracks, storage yards, passenger stations, freight stations, fueling facilities, fuel oil tanks, roundhouses, repair shops, offices, and tie treatment facilities.

(48) Realtor's offices.

(49) Schools, public, private, or denominational schools having a curriculum equivalent to a public elementary or secondary school. A kindergarten or day nursery school shall be allowed if in conjunction with a higher-level school or when operated as a function of a church.

(50) Stationary stores.

(51) Shoe shop/shoe repair shops.

(52) Specialty sales shops (collectibles, china, food).

(53) Stockbrokers.

(54) Tailor/dry cleaning shops.

(55) Telephone exchange facilities, storage, or maintenance facilities.

(56) Title companies' offices.

(57) Toy stores.

(58) Travel agents' offices.

(59) Used clothing stores.

(60) Watch and clock repair shops.

(61) Fitness centers.

Such uses as may be permitted by special permits.

(Ord. No. 617, § VIII(B), 4-4-2006; Ord. No. 617, 2-7-2012)

Sec. 50-276. - Area regulations.

(a) *Front yard.* There shall be a front yard having a minimum of 25 feet.

(b) *Side yard.* There is no minimum side yard requirement in the B-2 Retail District. However, when the use abuts with an R-1, R-2 or R-5 district, a minimum of 15 feet shall be provided.

(c) *Rear yard.* There is no minimum rear yard requirement in the B-2 Retail District. However when the use abuts with an R-1, R-2 or R-5 district, a minimum of 20 feet shall be provided.

(d) *Lot area.* There shall be a minimum lot area of 6,000 square feet in the B-2 Retail District.

(e) *Building specifications.* In the B-2 Retail District there shall be an area for offices of not less than 1,500 square feet of floor area, exclusive of garages, carports and porches.

(f) *Signs.* Any sign in the B-2 Retail District must comply with all regulations.

(Ord. No. 617, § VIII(C), 4-4-2006)

Sec. 50-277. - Other regulations.

- (a) *Prohibited emissions.* A building or premises in this zoning district shall not be noxious or offensive because of the emission of odor, smoke, dust, noise, fumes, vibration or particulate matter.
- (b) *Moving permits.* The city building inspector will review all requests for moving a structure into any district to determine that it complies with all applicable building code regulations related to that district.
- (c) *Fences.* Commercial and residential: See Fences, chapter 8, article VII.
- (d) *Vehicles.* No vehicles or boats shall be parked in the front yard or an unenclosed side yard of any residential premises except on the driveway or in a carport. Limited exceptions are granted for washing and cleaning, not to exceed three hours, and for packing, unpacking, or cleaning recreational vehicles not to exceed 48 hours. No vehicles whatsoever shall be parked more than eight hours on city-owned, unimproved rights-of-way at any time.
- (e) *Height restrictions.* No residence or business may exceed the nine stories or 90 feet maximum height limitation.
- (f) *Accessory structure.* A building permit is required to place an accessory structure. An accessory structure may encroach into the front or rear setback, but must be no less than five feet from the front or rear property line. No accessory structure shall be placed on an easement without written permission of the entity having said easement. No accessory structure shall exceed one story high, no more than 12 feet in height. A carport must be open on three sides.

(Ord. No. 617, § VIII(D), 4-4-2006; Ord. No. 617-2021A, §§ 2, 3, 12-7-2021)

Sec. 50-278. - Variances.

- (a) The area regulations and other regulations prescribed in this division establish the standards that are designed to protect the residential character and appearance of the areas by encouraging a suitable neighborhood environment for family life and by requiring that certain minimum yard and area standards are met. However, it is recognized that terrain, lot shapes and other unique circumstances may justify an exception to one or more of the above requirements in this division.
- (b) The normal process for gaining approval for an exception to one or more of these standards is to make the request in writing to the zoning commission. The zoning commission will consider the request and make a recommendation to the city council who will then make the final decision. The city manager, or his/her designee, is authorized to make the final decision on behalf of the city council for variance requests that are minor in nature, as defined in this chapter.
- (c) In cases where the standards cannot be met because of carelessness or negligence of an engineer, builder, or owner, the request may be referred to the building and standards

commission for final decision and disposition. The referral may be made by either the zoning commission or the city council.

(Ord. No. 617, § VIII(E), 4-4-2006; Ord. No. 617-2021, § 2, 5-18-2021)

Secs. 50-279—50-304. - Reserved.