

Zoned B-2 Community Business District

Sec. 9-8-2. - B-2 Community Business District.

A.

Legislative Intent. The purpose of the B-2 Community Business District is to provide areas for a broad range of business establishments which offer goods and services to residents of the entire community.

B.

Permitted Uses.

1.

Permitted uses of land or buildings, as hereinafter enumerated, shall be permitted in the B-2 Community Business District under the conditions specified. No building or lot shall be devoted to any use other than a use permitted hereunder, with the exception of the following:

a.

Uses lawfully established on the effective date of this Code; and

b.

Special uses allowed in accordance with the provisions of Section 9-8-2-C

2.

The following uses are permitted in the B-2 Community Business District:

a.

Any of the permitted uses in the B-1 Neighborhood Business District.

b.

Agricultural implement sales and service conducted as one integrated business operation.

c.

Building material, remodeling supply, or decorating supply sales, display, service and offices, including paint, plumbing, HVAC, roofing, electrical, kitchen and bath, lighting, windows and siding, and other similar construction products, where the principle use is not for a warehouse, assembly or fabricating facility.

d.

Auditoriums.

e.

Automobile sales and service shop conducted as one integrated business operation located on parcels not less than two acres in size.

f.

Automobile service repair.

g.

Battery and tire service stations within an enclosed building.

h.

Beverage distributors, but not including bottling plants.

i.

Bowling alleys.

j.

Catering establishments.

k.

Department, furniture and home appliance stores.

l.

Employment agencies.

m.

Garages, public, for storage of private passenger automobiles, but not including repair service.

n.

Laundry facilities for not more than 1,000 pounds of dry goods per day.

o.

Printing, publishing and issuing of newspaper, periodicals, books and other reading matter.

p.

Printing shops.

q.

Restaurants.

r.

Theaters, indoor (not including outdoor motion picture theaters).

s.

Wholesale establishments excluding a building whose principle use is for a storage warehouse.

t.

Municipal buildings and uses.

C.

Special Uses. Special uses, as hereinafter enumerated, may be allowed in the B-2 Community Business District subject to the issuance of special use permits in accordance with the provisions of [Section 9-1-18](#). The following special uses may be allowed in the B-2 (Community Business)

District:

1.

Automobile service stations.

2.

Game rooms, restaurant.

3.

Game rooms, dart playing facility.

4.

Motels and hotels.

5.

Nursery schools or day care centers.

6.

Public utility or public service uses.

7.

Gun shops and the sale of guns in a permitted retail establishment.

8.

Resale stores, or permitted retail establishments in which resale of goods accounts for more than ten percent of the floor space.

9.

All other uses not heretofore cited in Sections 9-8-1-B (Permitted Uses in B-1); 9-8-1-C (Special Uses in B-1); 9-8-2-B (Permitted Uses in B-2); and 9-8-2-C.

10.

Financial institutions, where the use occupies a freestanding building or more than 50 percent of the floor area of a multi-tenant building. In addition to the special use standards in Section 9-1-18-I, it shall be demonstrated that the use will not have a detrimental effect on the mix of retail and non-retail uses in the immediate area, and that the building can be adapted for a different use in the future.

A.

Legislative Intent. The purpose of the B-1 Neighborhood Business District is to provide areas for a limited range of business establishments which will offer convenience goods and services to residents located in the general vicinity of the district.

B.

Permitted Uses.

1.

Permitted uses of land or buildings, as hereinafter enumerated, shall be permitted in the B-1 Neighborhood Business District under the conditions specified. No building or lot shall be devoted to any uses other than a use permitted hereunder, with the exception of the following:

a.

Uses lawfully established on the effective date of this Code;

b.

Special uses allowed in accordance with the provisions of Section 9-8-1-C.

2.

The following uses are permitted in the B-1 Neighborhood Business District:

a.

Bakeries, where all goods are sold on the premises at retail.

b.

Barber shops and beauty parlors, provided no more than 20 percent of the customer accessible floor space is to be used for massage services located within enclosed or partially enclosed areas.

c.

Business, music, dance or commercial schools.

d.

Drug stores.

e.

Electrical appliance shops and repair.

f.

Financial institutions, where the use is located within a larger permitted business, or where the use occupies 50 percent or less of the floor area of a multi-tenant building.

g.

Florist shops and greenhouses for retail trade only.

h.

Game area.

i.

Games, common business.

j.

Grocery, fruit or vegetable stores.

k.

Hardware store.

l.

Launderettes, Laundromats, and dry cleaners that transport dry goods off-site to be dry cleaned at a separate facility.

m.

Meat market or poultry store, if no slaughter or stripping is involved.

n.

Medical and dental laboratories and clinics.

o.

Pet shop.

- p.
Post offices.
- q.
Professional or service offices.
- r.
Public libraries.
- s.
Radio and television sales and service.
- t.
Restaurants.
- u.
Retail stores, and services, but expressly excluding those uses listed in B-2 and M Districts.
- v.
Shoe repair shops.
- w.
Tailor and dressmaking shops.
- x.
Telephone exchanges including service center, commercial offices and uses accessory and related thereto.
- y.
Tanning salons, provided no more than 20 percent of the customer accessible floor space is to be used for massage services located within enclosed or partially enclosed areas.
- z.
Municipal buildings and uses.
- aa.
Accessory uses including, but not limited to, the following:
 - (1)
Antennas and communication towers.
 - (2)
Architectural or landscaping embellishments, pools, fountains and bridges.
 - (3)
Public utility installations and public service uses to include requirements for the furnishing of electricity, gas, oil, telephone and television services.
 - (4)
Storage of building materials (during course of construction only).
 - (5)
Temporary buildings for construction purposes only in accordance with the provisions of [Section 9-3-10](#).
- C.
Special Uses. Special uses, as hereinafter enumerated, may be allowed in the B-1 Neighborhood Business District, subject to the issuance of special use permits in accordance with the provisions of [Section 9-1-18](#). The following special uses may be allowed in the B-1 Neighborhood Business District:
 - 1.
Automobile service stations:
 - a.
Servicing or oiling, greasing, tire repair, installation and replacement of parts, but not automobile body repair as defined in this Code, is permitted.

b.

The storage of unlicensed and/or unregistered vehicles and/or trailers for more than 48 hours shall not be allowed.

c.

Towing and road service is permitted.

d.

Village licensed coin-operated vending units are permitted.

e.

Only one motor fuel tank truck may be on the premises for the purpose of motor fuel delivery, provided said vehicle shall not remain on the premises for a period to exceed four hours.

f.

During all business hours, an automobile service station shall have on premises a minimum of one station attendant.

g.

There shall be provided behind the setback lines of the service station adequate parking facilities for employee vehicles, customer vehicles and vehicles used in the normal operation of the service station.

h.

Public restrooms shall be provided.

i.

Outdoor display may be provided subject to a permit from the Department of Development Services and the following conditions:

(1)

Outdoor display activities shall be located behind the setback lines in accordance with the provisions of the applicable zoning district or any required aisles.

(2)

The outdoor display area shall be defined on a site plan.

(3)

No outdoor display area shall exceed 100 square feet in surface area nor four feet in height.

(4)

In no case shall outdoor display areas block building windows or doors.

(5)

The storage of flammable materials shall be in accordance with the Village Code. Such storage shall be screened from general public view. Propane enclosures shall be stored a minimum of five feet from any building doorway and 20 feet from any fueling operation.

(6)

Shall meet all requirements of [Section 8-11-2](#) (Special Events Licenses) of the Municipal Code.

j.

The use of outdoor speaker systems, paging devices, or other similar communication systems may be permitted, as provided in Section 10-5-3-O of the Village Subdivision Code.

2.

Health clubs, provided no more than 20 percent of the customer accessible floor space is to be used for massage services located within enclosed or partially enclosed areas.

3.

Nursery schools and day care centers.

4.

Public utility or public service use.

5.

Animal hospitals and veterinary clinics, including boarding or kennels within the principle building.
6.

Financial institutions, where the use occupies a freestanding building or more than 50 percent of the floor area of a multi-tenant building. In addition to the special use standards in Section 9-1-18-I, it shall be demonstrated that the use will not have a detrimental effect on the mix of retail and non-retail uses in the immediate area, and that the building can be adapted for a different use in the future.