

B-2 General Business District

SECTION 9.2 B-2 GENERAL BUSINESS DISTRICT

The B-2 General Business District is intended to accommodate the needs of a larger consumer population. A wider range of uses is permitted for both daily and occasional shopping.

Sec. 9.2-1 Lot Size Requirements

Except as otherwise provided herein, a separate ground area, herein called the zoning lot, shall be designated, provided and continuously maintained for each building containing a Permitted or Special Use.

- A. MINIMUM LOT AREA: Not less than one (1) acre unless served by both public sanitary sewer and public water services and then not less than 21,780 square feet.
- B. MINIMUM LOT WIDTH: Not less than 150 feet.

Sec. 9.2-2 Yard Requirements

Notwithstanding Sec. 9.0-4, and except as otherwise provided herein, yards shall be required in the B-2 District as follows:

- A. YARDS FACING EXISTING OR PROPOSED STREETS (not including interior private circulation drives):
 - 1. Front Yards Abutting Residence and Agriculture Districts: The required yard shall be not less than fifty (50) feet.
 - 2. Front Yards Abutting Non-residence Districts: The required yard shall be not less than forty (40) feet.
- B. YARDS FACING INTERIOR PRIVATE CIRCULATION STREETS: The required yard shall be not less than twenty (20) feet.
- C. YARDS ADJACENT TO INTERIOR SIDE/REAR PROPERTY LINES:
 - 1. Abutting Residence and Agriculture Districts: The required yard shall be not less than forty (40) feet.
 - 2. Abutting Non-residence District: The required yard shall be no less than twenty (20) feet.
- D. YARDS ADJACENT TO TOLLWAYS, FREEWAYS, & LIMITED ACCESS HIGHWAYS: All buildings shall be set back not less than fifty (50) feet from any property line adjoining a tollway, freeway or limited access highway. The setback shall be measured from the established right-of-way line of such tollway, freeway or limited access highway.
- E. USE OF REQUIRED YARDS
 - 1. Yards facing Existing or Proposed Streets: yards facing existing or proposed streets may be utilized for site access, fire access, site identification and landscaping.
 - 2. Yards adjacent to Interior Side/Rear Property Lines: yards adjacent to interior side/rear property lines may be utilized for site access, fire access, site identification and landscaping.
 - 3. Yards facing Interior Private Circulation Streets: any yard facing an interior private circulation Street shall be maintained for site access, fire access, site identification and landscaping.
 - 4. Yards adjacent to tollway, freeway & limited access highways: all yards required along tollways, freeways and limited access highways shall be maintained for landscaping. Parking and circulation shall maintain a ten (10) foot setback.

F. REDUCTION OF REQUIRED YARDS FOR PARKING: Accessory off-street parking, on-site circulation and loading shall maintain a minimum twenty-five (25) foot setback from the front property line regardless of the neighboring zoning district. If the neighboring zoning district facing the side yard of a property is a non-residential zoning district, parking and circulation are permitted to the property line but not within the front twenty-five (25) feet of the property.

Sec. 9.2-3 Permitted Uses

The following Uses are permitted:

A. GENERAL BUSINESSES:

1. Amusement arcades.
2. Bed and breakfast establishments.
3. Event Center.
4. Funeral homes.
5. Hospitals.
6. Mini-marts in conjunction with automobile service stations.
7. Mini warehouses.
8. Parking of vehicles, need not be enclosed, provided that any part of such use conducted outside a completely enclosed building shall comply with all specifications for maintenance hereinafter required for off-street parking space.
9. Public utility and/or service type utilities.
10. Recreation centers.
11. Theaters, automobile drive-in.

B. RETAIL BUSINESSES:

1. Antique shops.
2. Art and school supply stores.
3. Art shops or galleries, including picture framing.
4. Automobile accessory stores, including sale of packaged auto parts.
5. Automobile, light truck, sales and service.
6. Automobile service stations.
7. Bakery stores where the manufacture of bakery goods is limited to goods sold at retail on the premises only.
8. Bicycle sales, rental and repairs.
9. Boats, campers, mobile homes and recreational van sales, need not be enclosed.
10. Book and stationery stores.
11. Business machine stores, sales, rental and service.
12. Camera and photographic supply stores.
13. Candy and ice cream stores.
14. Car radios and mobile telephones, sales only.
15. Carpet and rug stores.
16. China and glassware stores.
17. Coin and philatelic stores.
18. Dairy products establishments, no processing.
19. Department stores, including tire, battery and accessories, which are included as an integral part of the principal building.
20. Discount stores.
21. Drug stores.
22. Drive-in or drive-through establishment.
23. Dry goods stores.
24. Electric and household appliances stores, including radio and television sales and repair.
25. Electric showrooms.
26. Florist shops.
27. Flower shops with conservatories.
28. Food stores, delicatessens, fish and seafood stores, grocery stores, meat markets and package

- liquor stores.
- 29. Frozen food stores, including locker rental in conjunction therewith.
- 30. Fruit markets.
- 31. Furniture stores, including upholstery repair when conducted as part of the retail operation and accessory to the principal use.
- 32. Furrier shops, including the incidental storage and conditioning of furs.
- 33. Garden supply stores (bulk fertilizer sales prohibited).
- 34. Gift shops.
- 35. Hardware stores.
- 36. Hobby shops for retail sales of items to be assembled or used away from the premises.
- 37. Household appliance stores.
- 38. Ice sales and storage limited to five- (5) ton capacity.
- 39. Interior decorating shops, including repair and making of draperies, slip covers and other similar articles, when conducted as part of the retail operations and accessory to the principal use.
- 40. Jewelry stores, including repairing of jewelry, watches, and clocks.
- 41. Leather goods and luggage stores.
- 42. Live bait shops.
- 43. Locksmith shops.
- 44. Machinery sales.
- 45. Mail order and catalog sales stores.
- 46. Meat markets, including the sale of meats and meat products to restaurants, hotels, clubs or other similar establishments when conducted as a part of the retail business on the premises.
- 47. Mini marts.
- 48. Motorcycle sales and service.
- 49. Motor vehicle sales and service.
- 50. Music stores, including the sale of sheet music, records, tapes, compact discs and videos, and the sales and repair of musical instruments.
- 51. Offices: Business, Professional, Governmental or Medical.
- 52. Office machine sales and service.
- 53. Office supply stores.
- 54. Open sales lots, need not be enclosed.
- 55. Orthopedic and medical appliance stores and the assembly of such articles.
- 56. Paint, glass and wallpaper stores.
- 57. Pet shops.
- 58. Photography studios, including the development of film and pictures conducted as part of the retail business on the premises.
- 59. Prepared food delivery stores.
- 60. Plumbing showrooms.
- 61. Restaurants.
- 62. Sewing machines sales and service, (household machines only).
- 63. Shoe stores.
- 64. Sporting goods stores.
- 65. Telephone stores.
- 66. Tile stores.
- 67. Tobacco shops.
- 68. Toy shops.
- 69. Wearing apparel shops.
- 70. The sale of firearms and ammunition.

C. SERVICE BUSINESSES:

- 1. Animal hospitals.
- 2. Automobile laundry.
- 3. Automobile rentals including washing and servicing, need not be enclosed.
- 4. Automobile repair garages.
- 5. Automobile, truck, and trailer laundry (water and soap only)
- 6. Banks and financial institutions (including drive thru)
- 7. Barber shops.
- 8. Beauty parlors.

9. Blueprinting and Photostating services.
10. Car radios and mobile telephones, installation.
11. Catering establishments.
12. Clinics.
13. Clothing and costume rental stores.
14. Clothes pressing establishments.
15. Currency exchanges.
16. Day care centers or night care facilities.
17. Dry cleaning and laundromats.
18. Hotels and motels.
19. Laboratories, medical and dental research or testing.
20. Landscaping Business
21. Physical culture and health services, masseurs and public baths.
22. Quick print shops limited to five (5) employees.
23. Repair, rental and servicing of any product the sale of which is permitted in this district.
24. Restricted production and repair limited to art, needlework, clothing, custom manufacturing and alterations for retail only; jewelry from precious metals, watches, dentures and optical lenses.
25. Schools, music, dance or business.
26. Shoe and hat repair stores.
27. Telephone booths.
28. Video rental stores.

D. GENERAL SERVICES.

1. Animal pounds.
2. Auction facilities.
3. Building material establishments, dimension lumber, millwork, cabinets and other building materials; provided that no milling, planing, jointing, manufacture of millwork shall be conducted on the premises, need not be enclosed.
4. Cartage and express facilities providing storage of goods, motor truck, and other equipment, if in enclosed structures.
5. Caskets and cemetery vault assembly and sales.
6. Clubs and lodges, private, fraternal or religious.
7. Contractors or construction offices and shops such as, but not limited to, building, concrete, electrical, masonry, printing, plumbing, refrigeration and roofing, need not be enclosed.
8. Employment agencies.
9. Exterminating shops.
10. Greenhouses and nurseries.
11. Linen, towels, diapers and similar supply services.
12. Mail order and catalog stores.
13. Packaging and crating.
14. Parking of vehicles, need not be enclosed, provided that any part of such use conducted outside a completely enclosed building shall comply with all specifications for maintenance hereinafter required for off-street parking spaces.
15. Pawn shops.
16. Plumbing showrooms.
17. Printing and publishing establishments having not more than twenty-five (25) employees.
18. Public garages.
19. Recording studios.
20. Research laboratories.
21. Storage, warehousing and wholesale establishments.
22. Taverns.
23. Theaters, indoor.
24. Travel bureaus and transportation ticket offices.

E. RELIGIOUS INSTITUTIONS: chapels, churches, synagogues, temples and other religious institutions including parsonages and rectories.

F. TEMPORARY USES: Temporary uses must be reviewed by and approved by the Director, County Land Use Department. prior to being established on a zoning lot. The Director shall have the

authority to establish reasonable terms and conditions for the temporary use including, but not limited to, location on the lot, parking and time limit. Need not be enclosed.

- G. DWELLING UNITS: Dwelling units and lodging rooms provided that they are located above the first floor of the building.
- H. SOLAR ENERGY SYSTEM, PRIVATE (Less than the cumulative square footage of buildings on site and no greater than 1 acre.)
- I. VIDEO GAMING, ACCESSORY USE

Sec. 9.2-4 Special Uses

The following Special Uses require prior approval after a public hearing in accordance with the requirements Sec. 14.10.

- A. COMMERCIAL TOWER
- B. Dwelling group quarters.
- C. Kennels.
- D. Medical Cannabis Dispensary
- E. Pet cemeteries.
- F. Planned unit developments. (See Sec. 14.11.)
- G. Public Commercial, Airport-heliport
- H. Other retail and service business uses similar in nature and intensity to those permitted uses listed.
- I. SOLAR ENERGY SYSTEM, PRIVATE (greater than 1 acre and/or the cumulative square footage of buildings on site).
- J. Indoor manufacturing and assembly uses similar in nature and intensity to the permitted uses listed
- K. Video Gaming Café

Sec. 9.2-5. Signs See Chapter 11

Sec. 9.2-6 Off Street Parking and Loading Requirements See Chapter 12

Sec. 9.2-7 Required Conditions

- A. All business establishments shall be retail, public or recreational service establishments dealing directly with consumers. All goods produced on the premises shall be sold at retail on the premises.
- B. All outdoor lighting on the zoning lot shall be directed away from abutting properties.

Sec. 9.2-8 Additional Conditions Reserved