

**§ 700-16. Permitted uses in B-2 Zoning District.**

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

- A. Neighborhood retail stores and personal and household service establishments, as defined in Article III. No loading or unloading across any sidewalk is permitted. No crating, outdoor display and/or outdoor sales are permitted, except that occasional outdoor sales may be held as provided by Ordinance No. 1845.<sup>1</sup>
- B. Professional and business offices.
- C. Bars and taverns.
- D. Restaurants, but not drive-in restaurants or fast-food establishments.
- E. Take-out food establishments.
- F. Financial institutions without drive-in facilities.
- G. Residence on the second floor of business buildings only.
- H. Amusement devices as an accessory use as defined in and subject to requirements of § 700-38 hereof.
- I. (Reserved)<sup>2</sup>
- J. Discount store, except that no discount store shall be located within 1,000 feet of another discount store business; the distance between such discount store businesses shall be measured from the nearest entrance of the existing discount store to the nearest entrance of the premises where the other establishment is sought to be located along the route that a pedestrian would normally walk.
- K. Commercial school.
- L. Automobile parking lots on premises other than those upon which the use is located and which are needed for partial or complete compliance to minimum off-street parking requirements of Article XIII, subject to the following standards:
  - (1) The Zoning Official must review the proposed off-premises site and make a determination of suitability.
  - (2) All such spaces through ownership or long-term lease shall be under the control of the owner or operator of the use to which such spaces are appurtenant. The legal instrument containing proof of ownership or lease shall be filed with the application. The certificate of occupancy for use or uses served by the off-premises parking spaces granted under this subsection shall be valid only for such time period as the facilities are available as required, unless application is made for an alternate location or variance, as the case may be.

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1. Editor's Note: Said Ord. No. 1845, adopted 4-15-1975, as amended 7-2-1991 by Ord. No. 2358, and which comprised original Ch. 190, Sales and Displays, Outdoor, of the 1978 Code, was repealed 12-4-2007 by Ord. No. 3039.

2. Editor's Note: Former Subsection I, regarding mixed use buildings, was repealed 2-19-2019 by Ord. No. 3414.

- (3) All such parking areas shall be located on the same street and within 500 feet of the entrance to the building which the parking area serves.
- (4) No such parking areas shall be located in any district where the use it serves is prohibited.
- (5) During or prior to approval, reports from the Department of Public Safety concerning policing, traffic and pedestrian activity shall be received and considered. The Construction Official may impose conditions in approving the use to insure that the parking lot shall be properly integrated and sufficiently screened so as not to be offensive or detrimental to adjoining residential properties. The Construction Official shall also have the authority to specify any conditions as to security and operations it may deem reasonably necessary.
- (6) Notwithstanding any other section of this chapter, where an off-premises parking lot adjoins a residential use or residential zone, there shall be a minimum of a six-foot-wide landscaped strip adjoining the residential lot line, unless a wider buffer is specifically required. The landscaping shall consist of densely planted evergreens at least a minimum of six feet high at planting.