

## Sec. 94-132. - Business B-2 district.

- (a) *Intent.* This district is intended to provide a moderate variety of retail and personal services. This district will include commercial uses whose retail operation and outdoor display of retail merchandise will be compatible with residential neighborhoods. No unscreened outdoor storage is permitted.
- (b) *Scope of section regulations.* The regulations set forth in this section or set forth elsewhere in this title, when referred to in this section, are the district regulations of the Business B-2 district.
- (c) *Permitted uses.* Permitted uses in the B-2 district are as follows:
- (1) All permitted uses in the B-1 central district.
  - (2) Grocery supermarket.
  - (3) Drive-in food service.
  - (4) Funeral home or mortuary.
  - (5) Gas dispensing station.
  - (6) Automobile sales.
  - (7) Community center.
  - (8) Roadside stand.
  - (9) Drinking establishment.
  - (10) Telecommunications tower.
  - (11) Pet services.
- (d) *Permitted special uses.* A building or premises in the B-2 district may be used for the following purposes in conformance with the conditions prescribed in this subsection:
- (1) Car wash.
    - a. The entire operation shall be within an enclosed structure.
    - b. Drainage shall be contained on the site.
  - (2) Day care facility.
    - a. A four-foot-high transparent fence shall be constructed between the play area and the street.
    - b. An off-street pick-up and drop-off area shall be provided.
  - (3) Mixed business/residential use.
    - a. Provisions of article II of this chapter shall govern all residential uses.
    - b. A site plan showing off-street parking for each use shall be submitted.
  - (4) Citizen's drop-off for recyclables.
    - a. Containers or bins shall be provided for all waste material.

- b. No container shall be located within 100 feet of a residential district.
- (5) Brewpub.
- a. The area used for brewing, including bottling and kegging, shall not exceed 25 percent of the total floor area of a combined restaurant and drinking establishment and 50 percent of the total floor area of a drinking establishment without restaurant services.
  - b. A malt beverage manufacturer's license must be obtained per state law.
  - c. An alcohol beverage license must be obtained per city ordinance.
  - d. The brewery shall not produce more than 1,500 barrels of beer and ale per year. A barrel contains 31 gallons.
- (6) Governmental administration and services, such as offices, firehouse, police and like uses; however, this section shall not be interpreted to permit such uses as warehousing, storage of vehicles, heavy equipment or supplies.
- (7) Public library or museum.
- a. One of the frontages of the premises shall abut upon an arterial or collector street.
- (8) Indoor recreation facility.
- a. The use must be contained within a building.
  - b. All equipment and materials shall be stored inside the building.
- (9) Public transportation facility.
- a. Floor area of structure shall not exceed 3,000 square feet.
  - b. Storage of vehicles is prohibited.
- (e) *Conditional uses.* Conditional uses in the B-2 district are as follows:
- (1) Wholesale trade.
  - (2) Automobile service station.
  - (3) Repair garage.
  - (4) Freight handling.
  - (5) Domestic abuse shelter.
  - (6) Apartment.
  - (7) Small animal clinic.
  - (8) Church.
  - (9) Outdoor sales.
  - (10) Broadcast tower.
- (f) *Density, area, yard and height regulations.* The density, area, yard and height regulations in the B-2 district are as follows:

	Density Sq. Ft.	Min. Lot Area Sq. Ft.	Min. Lot Width	Min. Front Yard	Min. Side Yard	Min. Rear Yard	Max. Height
Commercial uses		15,000	100 feet	25 feet	5 feet*	20 feet*	60 feet
Other allowable uses		15,000	100 feet	25 feet	7 feet**	20 feet	60 feet

\*Refer to [section 94-399.1](#) bufferyards.

\*\*The side yard will be required to be increased to ten feet if the building is three or more stories in height.

- (g) *Accessory uses.* Accessory uses and building permitted in the B-2 district are buildings and uses customarily incidental to any of the permitted uses in the B-2 district.
- (h) *Parking regulations.* Parking, loading and stacking within the B-2 district shall be in conformance with the regulations set forth in division 4 of article VI of this chapter.
- (i) *Sign regulations.* Signs within the B-2 district shall be in conformance with the regulations set forth in division 5 of article VI of this chapter.
- (j) *Other regulations.* Development within the B-2 district shall be in conformance with the regulations set forth in article II of this chapter.

(Ord. No. 21-03, 8-26-2003; Ord. No. 24-03, § I, 8-26-2003; Ord. No. 09-10, 2-23-2010; Ord. No. [18-014](#), § II, 10-9-2018; Ord. No. [19-008](#), § 1, 6-11-2019; [Ord. No. 20-014](#), § 3, 8-11-2020; [Ord. No. 22-040](#), § I, 12-13-2022; [Ord. No. 23-030](#), § I, 9-12-2023; [Ord. No. 23-036](#), § 1, 11-14-2023)