

**Sec. 94-133. Business B-2A office district.**

- (a) *Intent.* This district is intended to provide for a mixture of office and other compatible and complimentary uses. This district is intended to be located in close proximity to commercial uses or used as a transitional zone between commercial and residential uses. An emphasis shall be placed on landscaping and site arrangement.
- (b) *Scope of regulations.* The regulations set forth in this section or set forth elsewhere in this chapter, when referred to in this section, are the district regulations of the Business B-2A office district.
- (c) *Permitted uses.*
  - (1) Office building.
  - (2) Funeral home or mortuary.
  - (3) Broadcast station or studio.
- (d) *Permitted special uses.* A building or premises may be used for the following purposes in conformance with the conditions prescribed herein:
  - (1) Service store or hair salon.
    - a. Floor area shall not exceed 2,000 square feet.
    - b. No tanning beds shall be allowed in conjunction with these uses.
    - c. Drive-thru service not allowed.
  - (2) Personal health service.
    - a. Hospital not allowed.
    - b. Drive-thru service not allowed.
  - (3) Coffee house.
    - a. Floor area of the use shall not exceed 1,000 square feet.
    - b. Drive-thru service not allowed.
- (e) *Conditional uses.*
  - (1) Home occupation.
  - (2) Mixed business/residential use.
  - (3) Financial services.
  - (4) Community center.
  - (5) Broadcast tower.
- (f) *Density, area, yard and height regulations.* The B-2A district regulations are as follows:

|          | Density<br>Sq. Ft. | Min. Lot<br>Area<br>Sq. Ft. | Min. Lot<br>Width | Min.<br>Front<br>Yard | Min. Side<br>Yard | Min. Rear<br>Yard | Max.<br>Height |
|----------|--------------------|-----------------------------|-------------------|-----------------------|-------------------|-------------------|----------------|
| All uses |                    |                             |                   | 25 feet               | 5 feet*           | 20 feet*          | 60 feet        |

\*Refer to section 94-399.1 bufferyards.

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- (g) *Accessory uses.* Accessory uses and building permitted in the B-2A district are buildings and uses customarily incidental to any of the permitted uses in the district.
  - (h) *Parking regulations.* Parking, loading and stacking within the B-2A 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-2A 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-2A 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. 07-07, § I, 2-27-2007; Ord. No. 04-12, § 1, 3-27-2012; Ord. No. 18-014 , § III, 10-9-2018; Ord. No. 20-014 , § 3, 8-11-2020; Ord. No. 22-040 , § I, 12-13-2022)