

DIVISION 6. - B-2 GENERAL BUSINESS DISTRICT

Sec. 36-280. - Intent.

It is the intent of the B-2 General Business District to furnish areas for business activity generally incompatible with pedestrian movement and which are located to service highway and passerby traffic.

(Code 1991, § 19-221; Ord. No. 83, § 12(intro.), 4-16-1984)

Sec. 36-281. - Scope.

In the B-2 district, no building or land shall be used and no building or structure erected except for one or more of the uses specified in this division unless otherwise provided for in this chapter. All uses permitted in this district are subject to the requirements and standards of site plan review (article IX of this chapter) prior to initiation of the use or structure.

(Code 1991, § 19-222; Ord. No. 83.4, 2-15-1989)

Sec. 36-282. - Uses permitted by right.

The following uses are permitted by right in the B-2 district:

- (1) All uses permitted in the B-1 district;
- (2) New and used automobile sales or showrooms including accessory parking and outdoor sales areas;
- (3) Farm implement dealers including accessory parking and outdoor sales areas;
- (4) Bus passenger stations;
- (5) Public utility offices, exchanges, transformer stations, pump stations and service yards;
- (6) Self-service laundry and dry cleaning establishments;
- (7) Bowling alleys;
- (8) Private club or lodge halls;
- (9) Pool or billiard halls;
- (10) Drive-in restaurants;
- (11) Hotels, motels and motor inns.

(Code 1991, § 19-223; Ord. No. 83, § 12.01, 4-16-1984; Ord. No. 119, § 1, 3-12-2007)

Sec. 36-283. - Permitted accessory uses.

The following uses are permitted accessory uses in B-2 districts:

- (1) Signs, pursuant to article VII of this chapter;
- (2) Automobile parking, pursuant to article VI of this chapter.

(Code 1991, § 19-224; Ord. No. 83, § 12.02, 4-16-1984)

Sec. 36-284. - Uses permitted by special use permit.

Uses permitted by special use permit in B-2 districts are gasoline service stations and automotive repair pursuant to section 36-502.

(Code 1991, § 19-225; Ord. No. 83, § 12.03, 4-16-1984)

Sec. 36-285. - Site development requirements.

The following minimum and maximum standards shall apply to all uses in the B-2 district, except as modified by article I of this chapter or as varied pursuant to article III of this chapter:

- (1) *Minimum lot size.* 10,000 square feet.
- (2) *Minimum lot frontage.* 100 feet.
- (3) *Minimum lot width.* 100 feet.
- (4) *Yard setback requirements.*
 - a. Front yard: 25 feet.
 - b. Side yard: Ten feet.
 - c. Rear yard; 35 feet.
- (5) *Maximum height requirement.* 35 feet.
- (6) *Performance standards.*
 - a. Storage of materials or goods shall be enclosed entirely within a building or shall be enclosed so as not to be visible to the public from any abutting residential district or public street.
 - b. Vehicle ingress and egress points shall not be closer than 60 feet to the intersection of any two public streets or closer than 30 feet to an adjacent driveway.
 - c. No major repairs or refinishing shall be done on outside lots intended for display or sales areas.
 - d. No lighting shall in any way impair the safe movement of traffic on any street or highway.
 - e. There must be sufficient on-site storage to accommodate at least two queued vehicles waiting to park or exit the site without using any portion of the public street right-of-way or in any other way interfering with street traffic.
 - f. Screening at least four feet in height shall be erected to prevent headlight glare from shining onto adjacent residential property. No screening shall in any way impair safe vertical or horizontal sight distance for any moving vehicles, or be closer than 30 feet to any street right-of-way line.

(Code 1991, § 19-226; Ord. No. 83, § 12.04, 4-16-1984)

Secs. 36-286—36-303. - Reserved.