

CHAPTER 15. B-2 – CENTRAL BUSINESS DISTRICT

- 15.1 PURPOSE.** The B-2 Central Business District is intended to serve the local shopping needs of the immediate neighboring area, and is intended to permit light, non- nuisance types of commercial activity that would have slight impact on the abutting area.
- 15.2 PERMITTED USES.** No building or structure, or any part thereof, shall be erected, altered, or used, or land or premises used, in whole or in part, for other than one or more of the following specified uses:
- A. Accessory Buildings less than or equal to the footprint of the principal structure, subject to Section 8.2.
 - B. Accessory Uses related to uses permitted by right, subject to Section 8.3.
 - C. Amusement Devices
 - D. Amusement Establishments
 - E. Apartments and Condominiums, Residential units, above ground floor subject to Section 15.4** Revised 6-14-05/Revision C
 - F. Car Wash connected to public sewer.
 - G. Combination of Uses permitted by right, subject to Section 8.43.
 - H. Convenience Store, Including Fuel Service
 - I. General Retail
 - J. Personal Services
 - K. Professional Offices
 - L. Public Parks
 - M. Publicly Owned Buildings, Exchanges, or Utility Offices
 - N. Restaurant
 - O. Showroom for Office and Building Trades
 - P. Uses Similar to Uses Permitted by Right
- 15.3 SPECIAL LAND USES.** The following may be permitted after the review and approval of the special land use by the Planning Commission.
- A. Accessory Buildings greater than the footprint of the principal structure, subject to Section 8.2, and subject to Section 20.11.
 - B. Animal Clinic, subject to Section 20.14.
 - C. Billboards, subject to Section 20.16.
 - D. Building, Electrical, Mechanical and Plumbing Contractors, subject to Section 20.18.

- E. Construction Equipment Sales and Supplies, subject to Section 20.22.
- F. Commercial Day Care having 13 or more children, subject to Section 20.24.
- G. *Detached Single-Family Dwelling, subject to Section 20.27 . Removed 6-14-05/RevisionC*
- H. Hardware Store and Building Supplies, subject to Section 20.32.
- I. Hotels and Motels, subject to Section 20.33.
- J. Institutional Use, subject to Section 20.34.
- K. Laundry and Dry Cleaning Establishment, subject to Section 20.37.
- L. Large and Small Places of Assembly, subject to Section 20.39.
- M. Outdoor Storage, subject to Section 8.42 and Section 20.47.
- N. Recreational Facilities, subject to Section 20.41.
- O. Service Stations, subject to Section 20.43.
- P. Vehicle Repair Shop, subject to Section 20.44.
- Q. Vehicle Sales Area, subject to Section 20.45.

15.4 DISTRICT REGULATIONS. The following requirements are the minimum permitted in the B-2 Central Business District.

- A. Minimum Lot Area: The minimum net lot size in the B-2 Central Business District shall be one thousand (1,000) square feet.
- B. Minimum Lot Width: The minimum lot width shall be twenty (20) feet.
- C. Maximum Building Height: No buildings or structures, or parts thereof shall be hereafter erected, altered or moved on any land or premises in this district which shall exceed a height of two and one-half (2 1/2) stories or thirty-five (35) feet from the ground level, whichever is less.
- D. Minimum Building Setbacks:
 - 1) Measurement: All setbacks shall be measured to the foundation, or the face of the building, if cantilevered.
 - 2) Front: Each lot shall have a front yard of not less than five (5) feet in depth from the right-of-way line.
 - 3) Side: There are no minimum requirements for side yards.
 - 4) Rear: Every dwelling or other principal building hereafter erected shall have a rear yard not less than ten (10) feet in depth.
 - 5) Exceptional Yard Conditions: Where the shape of the lot or other circumstance results in conditions to which the provisions of this section governing yard requirements are inapplicable or would create a hardship, the Zoning Board of Appeals shall prescribe such requirements.

E. Dimensional Requirements

1) Apartments and Condominiums shall contain a minimum of six hundred (600) square feet of floor area. **

F. Architectural Requirements

1) New buildings constructed after the creation of this ordinance (June 12, 2003) shall be similar in nature with regard to character, size, and architectural features. **

Followed by ** revised 6-14-05 sections 15.4E, 15.4F added/revision C