

## 1242.03.2 - Commercial/business district (B-2).

This district is intended to accommodate and regulate commercial/business development outside of the central business district (B-1). These typically require direct access to major streets and large lots for off-street parking and loading.

(a) *Use restrictions:*

- (1) *Uses:* These uses shall deal directly with consumers.
- (2) *Unenclosed activities:* In this district, outside display of inventory is allowable of up to ten percent of the indoor floor space.
- (3) *Refuse containers:* All refuse generated by facilities located within this district shall be stored in tightly covered containers and placed in visually screened areas.
- (4) *Screening:* Along the side and rear lot lines of any lot abutting any residential district, screening (a wall, solid fence, or closely planted shrubbery) at least six feet high and of sufficient density to completely block the view from the adjacent residential property shall be installed.
- (5) *Parking:* See section 1250.13 of this title.
- (6) *Signs:* See chapter 94 of this Code.

(b) *Lot and building requirements:* Every principal building erected in this district shall conform to the requirements indicated below:

- (1) Minimum lot size: 15,000 square feet.
- (2) Minimum lot width: 100 feet at the established building line.
- (3) Minimum setbacks:  
Front yard setback: 50 feet.  
  
Side yards: 25 feet.  
  
Rear yard setback: 25 feet.
- (4) Maximum floor area ratio: Two square feet of floor space for each one square foot of lot area.
- (5) Maximum percentage of lot building coverage: 50 percent.

(c) *Permitted uses:* Provided all the use restrictions of this district are observed, the following uses are permitted:

- (1) Auditoriums, meeting rooms, and other places of assembly.
- (2) Banks, savings and loans and other financial institutions.
- (3) Clubs and lodges.

- (4) Commercial establishments.
  - (5) Libraries, museums.
  - (6) Mass transit facilities.
  - (7) Offices.
  - (8) Printing and publishing.
  - (9) Restaurants/saloons.
  - (10) Retail, commercial and wholesale when used in connection with retail.
  - (11) Schools, music studios, dance studios.
  - (12) Service establishments.
  - (13) Theaters (indoors).
  - (14) Adult-use cannabis dispensing organizations.
- (d) *Special uses:*
- (1) Any use that involves commercial, service or storage activities conducted more than 25 percent outside a completely enclosed building.
  - (2) Any use such as, but not limited to, drive-in restaurants, drive-in banks, service stations that offer goods or services directly to customers waiting in parked vehicles, or that sell food or beverages for consumption on the premises in parked motor vehicles.
  - (3) Dwelling units, if located above the first story, except in hotels and motels.
  - (4) Public utility.
  - (5) Auto: New and/or used car lots.
  - (6) Warehouses.
  - (7) Bus terminals and/or mass transit facilities.
  - (8) Car washes using mechanical, blowers or other conveyance means.
  - (9) Churches or other places of worship.

(Ord. No. 6625-11-19, § 4, 11-19-2019)