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## Sec. 31-19. B-2 general business district.

- (a) *Purpose of the district:* The intent of this district is to provide sufficient space in suitable locations for a wide variety of commercial, automotive, and miscellaneous service uses, generally serving a wide area and located particularly along primary highway arteries where a general mixture of commercial and service activity now exists, but which uses are not characterized by extensive warehousing, frequent heavy truck activity, open storage of materials, or the nuisance factors of dust, odor, and noise associated with manufacturing.
- (b) *Permitted uses:* A building or land shall be used only for the following purposes:
- (1) Any use permitted in the B-1 Neighborhood Business District.
  - (2) Amusement places or theaters, except open-air drive-in theaters. Amusement places include bowling alleys, skating rinks, swimming pools, miniature golf, indoor model racing tracks, movie theaters, and similar activities.
  - (3) Automobile and truck tire sales and service, provided no tire recapping is done on the premises.
  - (4) Bakeries.
  - (5) Boat and boat trailer sales and storage.
  - (6) Funeral home.
  - (7) Green houses, commercial, wholesale or retail.
  - (8) Hospitals for human care.
  - (9) Hotels, motels, or motor lodges.
  - (10) Loan or credit offices.
  - (11) Restaurant, including outdoor cafes associated with such uses (excluding restaurants with drive-through windows and dancing or entertainment, except as provided for in subsection 31-19(d)).
  - (12) Service establishments, such as linen or laundry service, dry cleaning, furniture refinishing and repair, including upholstery, (but not furniture manufacture) plumbing, heating, and electrical shops, painting, interior decorating shops, printing and photostating offices, appliance repair, and other general service and repair establishments provided that no outside storage of material is permitted except as provided in this section.
  - (13) Stores or shops for the conduct of retail business, including sale of accessories, antiques, appliances, beverages, carpets, clothing, drugs, fabrics, farm supplies, food, furniture, garden supplies, groceries, glass, hardware, hobby supplies, office supplies, paint, sporting goods, stationary, and similar stores.
  - (14) Wholesale establishments with not more than five thousand (5,000) square feet of accessory storage per establishment.
- (c) *Permitted accessory uses:* Storage of office supplies or merchandise normally carried in stock in connection with a permitted office, business, or commercial use subject to applicable district regulations.
- (d) *Conditional uses:* The following uses may be permitted as conditional uses if approved by the governing body in accordance with the procedures, guides, and standards of section 31-54.1:
- (1) A business or commercial building greater in height than forty-five (45) feet.
  - (2) Adult bookstores and adult mini motion picture theatres; however, no two (2) such uses shall be permitted within one thousand (1,000) feet of each other and no such use shall be permitted within five hundred (500) feet of any residential district, school, church or library.

- (3) Animal hospital or kennel.
  - (4) Billiard parlor or pool hall.
  - (5) Dancing establishments and dance halls.
  - (6) Drive-in theaters.
  - (7) Warehouses with up to fifteen thousand (15,000) square feet of floor area.
  - (8) Nightclubs and restaurants providing live entertainment, including dance halls.
  - (9) Restaurants with drive-through windows.
  - (10) Automotive and truck, new and secondhand previously owned sales, rental, lease, service and repair.
  - (11) Automobile service stations, garages, and filling stations, so long as bulk storage of inflammable liquids is underground.
  - (12) A satellite wagering facility as defined in section 31-6 of this chapter.
  - (13) Car wash, manned.
  - (14) Nursery schools, childcare centers, and kindergartens.
- (e) *Area regulations:* There are no minimum lot size requirements except as may be required to meet sanitary standards.
- (f) *Yard requirements:*

			Minimum in Feet		
			Front Yard	Side Yard* Minimum	Rear* Yard
Permitted uses					
(1)	Street width 50 feet or greater		35	10	25
(2)	Street width less than 50 feet		60	10	25

\*Side and rear yards required only if adjacent to a residential district. See article VI, section 31-30, "Special height and yard regulations."

- (g) *Height requirements:*

		Maximum Height
(1)	Permitted uses and all other structures not specifically exempted in article VI.	
	45 feet	

- (h) *Other applicable requirements:*

- (1) Article VI: Supplementary Regulations.
- (2) Article VII: Site Plan Review Requirements.

(Ord. No. 93-1700-497, §§ 4, 5, 12-2-93; Ord. No. 04-1700-742, § 1, 3-16-04; Ord. No. 04-1700-767, § 2, 10-19-04; Ord. No. 06-1700-812, §§ a, b, 9-19-06; Ord. No. 06-1700-815, 9-19-06; Ord. No. 06-1700-816, § 2, 9-19-06; Ord. No. 11-1700-903, § 10, 5-24-11)

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Editor's note(s)—Ord. No. 06-1700-818F, adopted Dec. 12, 2006, added subsection 31-19(d)(13) to the Code. Inasmuch as said subsection already existed, the new material has been redesignated as (d)(14) at the editor's discretion.