

SECTION 63

B-2, GENERAL BUSINESS DISTRICT

SECTION:

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10-63-1: PURPOSE. The purpose of the B-2, General Business District is to provide for higher intensity commercial uses primarily consisting of retail and service oriented business together with other inherently complementary and compatible uses. The uses in this District shall be generally dependent upon access and proximity to higher classification roadways and similar commercial uses. (Ord 206, SS 11/23/15)

10-63-2: PERMITTED USES. Subject to applicable provisions of this Ordinance, the following are permitted uses in the B-2 District:

- A. Banks and financial institutions.
- B. Chemical dependency treatment center.
- C. ~~Clubs and lodges.~~ (Ord 206, SS 11/23/15)
- D. Essential services.
- E. Garden supply stores.
- F. Hospitals.
- G. Hotels.
- H. Liquor sales, off-sale.
- I. Liquor sales, on-sale.
- J. Municipal government and utility buildings.
- K. Nursery, commercial.
- L. Nursing home.
- M. Office business, clinic.

- N. Office business, general.
- O. Personal service.
- P. Pet shop.
- Q. Post office.
- R. Recreational business.
- S. Restaurants, cafes, and coffee shops.
- T. Retail business.
- U. Schools.
- V. Service business, off-site.
- W. Service business, on-site.
- X. Temporary/seasonal outdoor sales as regulated by Section 10-17-13 of this Ordinance.
- ~~Y. Theaters.~~ (Ord 206, SS 11/23/15)
- Z. Veterinary clinics.
- AA. Brewpub (Ord. 206, SS 11/23/15)

10-63-3: ACCESSORY USES. Subject to applicable provisions of this Ordinance, the following are permitted accessory uses in the B-2 District:

- A. Accessory outdoor dining.
- B. Accessory uses, buildings and structures customarily incidental and directly related to the uses allowed as permitted, conditional, and interim permit in this Ordinance.
- C. Keeping of animals subject to applicable provisions of the City Code.
- D. Off-street parking and off-street loading as regulated by Chapter 19 of this Ordinance.
- E. Play equipment accessory to a permitted use.
- F. Secondary or accessory use antennas as regulated by Chapter 22 of this Ordinance.

10-63-4: CONDITIONAL USES. Subject to applicable provisions of this Ordinance, the following are conditional uses in a B-2 District and require a conditional use permit based upon procedures set forth in and regulated by Chapter 6 of this Ordinance:

- A. Accessory outdoor sales/storage.
- B. Automobile repair, minor.
- C. Automobile sales.
- D. Automobile service station.
- E. Day care centers.
- F. Garage, public.
- G. Mortuaries and funeral parlors.
- H. Motor fuel station.
- I. Parking ramp.
- J. Truck stop.

10-63-5: INTERIM USES. Subject to applicable provisions of this Ordinance, the following are interim uses in a B-2 District and require an interim use permit based upon procedures set forth in and regulated by Chapter 7 of this Ordinance.

- A. Excavation, filling, or grading of more than one hundred (100) cubic yards not related to an approved subdivision or site plan, provided that:
 - 1. The use will be in compliance with the provisions of Chapter 31 of this Ordinance and other provisions of the City Code.
 - 2. The interim use permit shall terminate at a date determined by the City Council to be adequate to allow for completion of the operation based upon:
 - a. The quantity of material to be removed and the plan of operation
 - b. Compatibility with present and future land uses in the area.
 - c. Compliance with the requirements of the Zoning Ordinance and conditions specific to the interim use permit approval.
- B. Farms, farmsteads and farming.

10-63-6: LOT AREA AND SETBACK REQUIREMENTS. The following minimum requirements shall be observed in a B-2 District, subject to additional requirements, exceptions and modifications set forth in this Chapter:

- A. Minimum Lot Area: Twenty thousand (20,000) square feet.
- B. Minimum Lot Width: One hundred (100) feet.
- C. Setbacks:
 - 1. From Streets:
 - a. Collector or Arterial Streets: Fifty (50) feet.
 - b. Local Streets: Twenty-five (25) feet.
 - 2. Side Yards: Ten (10) feet.
 - 3. Rear Yard: Twenty-five (25) feet.
 - 4. Setback from R-1 and R-2 Districts: Fifty (50) feet.
- D. Wetland setback for all structures: Thirty (30) feet from the delineated edge.

10-63-7: BUILDING HEIGHT / LOT COVERAGE.

- A. Maximum Building Height: Forty (40) feet.
- B. Maximum Impervious Surfaces: Eighty (80) percent.