

ARTICLE XII

B-2 COMMUNITY BUSINESS DISTRICTS (amended 3/12/2008)

SECTION 1200 INTENT

The B-2 Community Business District is designed to provide retail businesses and services to supply the needs of the larger community. The B-2 district is generally characterized by an integrated or planned cluster of establishments served by a common parking area and large volumes of vehicular and pedestrian traffic.

SECTION 1201 PERMITTED USES

In a B-2 Community Business District, no building or land shall be used or erected, except for one (1) or more of the following specified uses unless otherwise provided in this Ordinance:

- a. Any retail business or service establishment permitted in the B-1 District and shopping centers with up to 30,000 square feet of gross floor area, subject to the regulations applicable in this Article.
- b. Convenience stores.
- c. Retail businesses supplying merchandise on the premises in an enclosed building up to thirty thousand (30,000) square feet of gross floor area. (amended 2/14/96)
- d. Service establishments of an office, showroom or workshop nature of an electrician, decorator, dressmaker, tailor, baker, painter, upholsterer, radio or home appliance repair, photographic reproduction, and similar service establishments that require a retail adjunct.
- e. Private clubs, fraternal organizations, and lodge halls.
- f. Restaurants or other places serving food or beverage, excluding drive-ins or drive-thru restaurants.
- g. Business schools and colleges operated for profit.
- h. Accessory essential public services and structures, excluding buildings and storage yards.
- i. Accessory uses, buildings and structures customarily incident to the above uses as defined in Article II and meeting the standards of Section 312-317.
- j. Outdoor cafes (amended 3/12/08)

All of the above listed businesses, facilities, and uses, including private and public facilities, which use, store or generate hazardous substances and polluting materials in quantities greater than twenty-five (25) gallons or two hundred twenty (220) pounds per month shall require Special Land Use Review. (amended 2/14/96)

SECTION 1202 SPECIAL LAND USES

The following uses may be permitted, upon review and approval by the City Council, in accordance with the general standards for all Special Land Uses listed in Section 2102, and the standards for the specific use listed in Section 2110.

- a. Commercial outdoor sales and open air business uses when developed in planned relationship with the B-2 District.
- b. Indoor commercial recreation such as bowling alleys, billiard halls, archery ranges, tennis courts, skating rinks, and arcades.

- c. Funeral homes.
- d. Mechanical amusement device centers and arcades as a principal or accessory use if there are more than four (4) such devices.
- e. Shopping centers of over 30,000 gross square feet of floor area.
- f. Automobile service (gasoline) stations when developed as part of a larger planned shopping center with shared access and similar architecture.
- g. Essential public service building and storage yards.
- h. Accessory commercial outdoor sales and storage.
- i. Uses of the same nature or class as the majority of the uses listed in this district as either a Principal Use Permitted or a Special Land Use, but not listed elsewhere in this Zoning Ordinance, as determined by the City Council, following a Planning Commission public hearing and recommendation. The determination shall be based on the standards of Section 309. Any use not listed and not found to be "similar" is prohibited in this zoning district.
- j. Accessory uses, buildings and structures customarily incidental to an approved Special Land Use Permit as permitted with the approved Special Land Use permit. (amended 2/14/96)

All of the above listed businesses, facilities, and uses, including private and public facilities, which use, store or generate hazardous substances and polluting materials in quantities greater than twenty-five (25) gallons or two hundred twenty (220) pounds per month shall require Special Land Use Review. (amended 2/14/96)

SECTION 1203 REQUIRED CONDITIONS

- a. All business establishments shall be retail or service establishments dealing directly with consumers. All goods produced on the premises shall be sold at retail on the premises where produced.
- b. All business, servicing or processing, except for off-street parking or loading, and those open air uses indicated subject to a Special Land Use Permit shall be conducted within completely enclosed buildings.

SECTION 1204 ADDITIONAL SITE DEVELOPMENT STANDARDS

All Permitted and Special Land Uses shall comply with all applicable provisions of the Zoning Ordinance including those listed below as a reference guide.

- a. Article II: Definitions
- b. Article III: General Provisions for Standards on a variety of items such as: temporary uses and events; parking and repair of vehicles; fences; reception antennae; limitations on clearing and grading site, etc.
- c. Article XX: Schedule of Regulations (minimum lot area, lot width, setbacks, max. height, etc.).
- d. Article XXII: Parking, parking area landscaping and loading/unloading standards.
- e. Article XXIII: Landscaping Standards
- f. Article XXIV: Site Plan Review Standards
- g. Ordinance 116 Sign Ordinance (Chapter 1480)
- h. Ordinance 220 Flood Damage Prevention Ordinance
- i. Ordinance 216 Subdivision Control Ordinance