

ARTICLE 15

B-2, GENERAL BUSINESS DISTRICT

15.0 **Purpose:** The purpose of the B-2 General Business District is to provide for those retail businesses and services which require a location other than in a centralized business district being either highway oriented or requiring larger tracts of land.

15.1 **Uses Permitted:**

15.1.1 Any use permitted in the B-1 Local Business District.

15.1.2 **Building Trades or Equipment:** Building concrete, electrical, masonry, sheet metal, plumbing and heating shops, and building material establishments.

15.1.3 **Vehicle Drive-In and Heavy Vehicle Service:** Drive-in theaters, drive-in/thru restaurants and refreshment stands; express, cartage and trucking facilities; self storage mini warehouse; large item machinery or bulk sales and storage not including outdoor unfenced storage.

15.1.4 **Heavy Service and Processing Facilities:** Laundry and dry cleaning plants; linens, towels, diaper and similar supply services; animal pounds, kennels, and veterinary establishments; frozen food lockers; seed and food processing plants; dairies.

15.1.5 Accessory uses or buildings.

15.2 **Required Lot Area and Lot Width:**

Commercial Buildings: Each commercial building shall be located on a lot having an area of not less than twenty thousand (20,000) square feet and a lot width of not less than one hundred (100) feet at the right-of-way line.

15.3 **Building Height Regulations:** In the B-2 District, no building shall exceed fifty (50) feet in height.

15.4 **Required Yards:**

15.4.1 **Front Yard** - All buildings constructed in the B-2 district shall be set back from the front property line no less than thirty-five (35) feet.

15.4.2 **Side Yard** - No minimum yard required, except lots adjoining a Residential District shall provide a side yard on that adjoining side equal to that required in the adjoining Residential District.

15.4.3 **Rear Yard** – Thirty five (35) feet and where a rear lot line abuts an alley, one half (1/2) of the width of such alley may be considered in meeting the rear yard requirements.

15.5 **Required Floor Area:** The lot area and frontage requirements for any lot served by a public sewage system may be reduced as specified in the B-1 District.

15.6 **Reduction in Area Requirements:** The lot area and frontage requirements for any lot served by a public sewage system may be reduced as specified in the B-1 District.

15.7 **Landscaping and Parking Lot Screening Provisions:**

Refer to Article 6.20 and 6.21 for regulations related to landscaping and/or parking lot screening requirements.