

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.