

**Section 6**  
**B-2 General Business District.**

**a. Permitted Uses and Structures.**

1. Retail businesses and customary accessory service activities.
2. Personal, business, financial, and professional services.
3. Post offices; telegraph offices electric substations and distribution centers; fire and police stations; gas regulator stations; telephone exchanges and transmission equipment buildings and microwave relay towers; and waterworks, reservoirs, pumping stations, filtration plants, sewage treatment plants, and parks.
4. A dwelling unit or lodging room as an accessory use in the principal building.
5. Temporary buildings and structures incidental to construction work only for the period of such work.

6. Planned developments, business, on tracts of land of 4 acres or more in area in accordance with Article 4, Section 20 of this ordinance.
7. Recreational Vehicle Parks in accordance with the minimum requirements of Article 4, Section 15.
8. Amusement establishments such as bowling alleys, pool halls, dance halls, amusement parks and other out-door amusement facilities.
9. Automobile service station; boat sales, rentals, storage and repair; greenhouses, retail; machinery sales; monument sales; motor vehicles sales; pet shops; plumbing showrooms and shops; restaurants and taverns, including live entertainment and dancing; second-hand stores and rummage shops, excluding building materials or salvage goods; theaters, indoor; trailer sales and rental, for use with private passenger motor vehicles; mobile home sales; and drive-in food establishments.
10. Animal hospitals; auction rooms; blue-printing and photo-stating establishments; cartage and express facilities; frozen food lockers; motels; laboratories - medical and dental; laundrettes; model homes or garage displays; schools - music, dance, trade or business; undertaking establishments; and farm service centers.
11. Clubs and lodges, non-profit; convention and meeting halls; exhibition halls; charitable institutions; and parking lots, open and other than accessory and subject to the provisions of Article 4, Section 18 of this ordinance.
12. Building material sales, retail, but not including processing or manufacture of millwork; contractor's or construction offices and shops, without outside storage; dry cleaning establishments; fuel and ice sales provided liquid fuels in excess of 120 gallons are stored in underground tanks; garages for storage, repair, and servicing of motor vehicles; printing; publishing; radar installations and towers; and storage, warehousing and wholesale establishments.
13. Storage of a continually unoccupied mobile home or recreational vehicle.
14. Uses, buildings and structures customarily accessory and clearly incidental to the above permitted uses when located on the same lot as the principal use.

**b. Uses Permitted as Special Exceptions by Board of Zoning Appeals:**

1. Theaters, drive-in - provided vehicular entrance and exit points are on thoroughfares located within a business or manufacturing district; no building or structure shall be set back from a property line or a residence district boundary line less than 40 feet; artificial lighting shall be arranged so that direct rays of light shall not beam upon adjoining properties and streets; and off-street reservoir parking spaces are installed, equal in number to 10 percent of the vehicle capacity of the theater.

2. Highway maintenance garages and yards.

3. Uses, buildings, and structures customarily accessory and clearly incidental to the above permitted uses when located on the same lot as the principal use.

c. **Minimum Lot Size:** None required.

d. **Minimum Yard Sizes:** Front Yard - 25 feet; Rear Yard - 20 feet. Side Yards - Not required along an interior lot line, but if provided, shall be not less than 5 feet. On a corner lot adjoining a street - 25 feet. Transitional yards—along a side lot line which, coincides with a side or rear lot line of a lot in a residence district, a yard shall be provided equal in width to the side yard required for a lot in the residence district.

e. **Maximum Height of Structures:** Three stories or 45 feet.

f. **Minimum Off-Street Parking and Loading Requirements:**

Off-Street Parking: Same as in U-1 Urban Residential District.

Private clubs and lodges - 1 parking space for each lodging room and 1 space for each 6 seats in accordance with design capacity of the main meeting room.

Motels - 1 parking space for each dwelling unit.

Schools - commercial or trade and music, dance, or business - 1 parking space for each 2 employees, plus 1 space for each 5 students based on the maximum student design capacity.

Bowling alleys - 7 parking spaces for each alley, plus such additional spaces as may be required herein for affiliated uses.

Gymnasiums, health salons, swimming pools, skating rinks, and dance halls, commercial - 1 parking space for each 3 persons based upon maximum design capacity, plus 1 space for each 3 employees.

Automobile service stations - 1 parking space for each employee, plus 2 spaces for each service stall.

Motor vehicle sales, wholesale stores, and stores for repair of household equipment or furniture-1 parking space for each 400 square feet of floor area.

Undertaking establishments and funeral parlors - 8 parking spaces for each chapel or parlor, plus 1 space for each funeral vehicle maintained on the premises,

Auto Laundries - 1 parking space for each 3 employees, plus 1 space for the owner or manager and reservoir parking spaces equal in number to 5 times the maximum capacity of the auto laundry.

Warehouse, storage, wholesale and mail order establishments - 1 parking space for each 2 employees based upon the maximum number of persons employed on the premises.

Cartage, express, parcel delivery and freight terminal establishments - 1 parking space for each 2 employees based upon the maximum number of persons employed on the premises, plus 1 space for each vehicle maintained on the premises.

Medical and dental clinics - 3 parking spaces for each examining or treatment room, plus 1 for each doctor and each employee in the building.

Restaurants and taverns - 1 parking space for each 3 persons based upon the maximum number of persons that can be accommodated at the same time in accordance with design capacity.

Banks - 1 parking space for each 300 square feet of floor area.

Business, professional, and public administration or service office buildings - 1 parking space for each 500 square feet of floor area.

Furniture and appliance stores - 1 parking space for each 400 square feet of floor area.

Other business and commercial establishments – 1 parking space for each 300 square feet of gross floor area.

Other permitted or special exception uses: parking spaces as determined by the Board.

**Off-Street Loading and Unloading:**

<u>Use</u>	<u>Gross Floor Area</u>	<u>No. of Berths</u>
Business or Commercial	5,000 to 10,000 sq. ft.	1(10x25')
	10,000 to 25,000 sq. ft.	2(10x25'each)
	25,000 to 40,000 sq. ft.	2(10x50'each)
	40,000 to 100,000 sq. ft.	3(10x50'each)
	Each additional 200,000 Sq. ft. or fraction thereof over 100,000 sq. ft.	1(10x50')

For Planned Developments, and Business: the total of the required berths for each individual use.

**g. Limitations on Signs:** For each use, no sign intended to be read from off the premises shall be permitted except in accordance with the following provisions:

1. Business signs and advertising signs in accordance with the following provisions:

- a. The gross surface area in square feet of all signs on a lot shall not exceed 6 times the lineal feet of frontage of the lot. Each side of the lot which adjoins a street shall be considered a separate frontage.
- b. The gross surface area of all advertising signs shall not exceed one-half the gross surface area of all signs permitted on a lot. Each side of the lot which adjoins a street shall be considered a separate frontage.
- c. A business sign when affixed to a building shall not project there from more than 8 feet. A business sign not affixed to a building shall be no nearer than 5 feet to a street right-of-way line.
- d. A business sign affixed to a building shall project no higher than 6 feet above building height. A business sign not affixed to a building shall project no higher than 30 feet.
- e. Advertising signs affixed to a building wall shall not project there from more than 2 feet, nor project higher than the building height. Free-standing advertising signs shall be located no closer than 40 feet to a street right-of-way line, 20 feet to a rear property line, 5 feet to a side lot line, and 100 feet to a residence district boundary line, nor project higher than 20 feet above the mean elevation of the finished grade of the adjoining ground or pavement.
- f. Any sign not affixed to a building and located within 3 feet of a driveway or parking area or within 50 feet of the intersection of two or more streets shall have its lowest elevation at least 9 feet above the mean elevation of the finished grade of the adjoining ground or pavement.
- g. Signs may have constant or flashing illumination, provided that where a sign is illuminated by light reflected upon it direct rays of light shall be shielded from residential buildings and the street.