

## SECTION 59            B-2 NEIGHBORHOOD BUSINESS DISTRICT

**59.01** General Description: The purpose of this business district is to provide retail stores and personal services for the convenience of the people in adjacent residential areas.

**59.02** Uses Permitted: . (Numbering of entire section Amended by Ord. 2877, Sec. 1, 6/21/05)

1. Accessory Use
  1. Attached accessory dwelling unit occupied by the business owner, caretaker, security guard or other similar person employed by the business establishment (*Added by Ord. 2877, Sec. 1, 6/21/05*)
2. Arts & Crafts (*Added by Ord. 2877, Sec. 1, 6/21/05*)
3. Art Gallery or museum
5. Automated Teller Machine
6. Bakery Retail
7. Bank
8. Barber shop or beauty shop
9. Catering shop
10. Church (*Amended by Ord. 2799, Sec. 1, 9/17/02*)
11. Delicatessen
12. Dental or doctor offices
10. Care center, kindergarten, or nursery
11. Drug Store
15. Dwelling in conjunction with uses permitted within the B-2 district, provided that: (*Added by Ord. 2877, Sec. 1, 6/21/05*)
  - a) Mixed residential and non-residential uses are located within the same structure(s); (*Added by Ord. 2877, Sec. 1, 6/21/05*)
  - b) Dwelling units shall be located on the floor above permitted non-residential uses; no more than 20% of the dwelling units may be located on the ground floor of a building; ground floor dwelling units must comply with the

Americans with Disabilities Act of 1990, as amended; and *(Added by Ord. 2877, Sec. 1, 6/21/05)*

- c) Dwelling density does not exceed one unit per 5,000 square feet of gross development area. *(Added by Ord. 2877, Sec. 1, 6/21/05)*
- 16. Florist
- 17. Grocery store, retail, with gasoline sales
- 18. Group Care Facility
- 19. Interior decorating shop
- 20. Jewelry store, including repairing of jewelry, watches, and clocks
- 21. Laundry, self-service only
- 22. Laundry, and/or dry cleaning pickup station
- 23. Library or reading room
- 24. Offices, professional and service
- 25. Parking, see off-street parking regulations, not permitted in front setback, permitted on side and rear setbacks only
- 26. Repair Shop, i.e., small appliances, shoes, etc., excluding internal combustion engine repair
- 27. Sign, See Section 95, Sign Regulations
- 28. Storage warehouse, renting only to individual lockers for customer storage of dry goods, and household goods permitted, but not including any type of food storage
- 29. Studio for professional work or teaching of any form of fine arts, photography, music, drama, dance, gymnastics, but not including commercial gymnasium
- 30. Variety store limited to the sale of items sold by any other use in this district
- 31. B-2 uses with a gross floor area less than or equal to ten thousand (10,000) square feet
- 32. and other similar uses
- 33. RESERVED
- 34. RESERVED

35. RESERVED

36. RESERVED

**59.03** Uses Permitted on Review by the Planning Commission: The following uses may be permitted on review. See Section 42, Public Hearing Procedure; see Section 78, Buffer Strip Regulations. Additional conditions may be required.

1. R-3, Multiple Family Residential, uses shall meet minimum R-3, Multiple Family Residential, requirements
2. Utilities
3. B-2 uses with a gross floor area greater than ten thousand (10,000) square feet
4. Restaurants with the following stipulations:
  - a. May not serve alcohol or be connected to bars or taverns
  - a. May not be open after 10:30 p.m.
  - b. No drive-ins or drive-thru types of operations
  - d. No appreciable change in activities or noise levels in the immediate area (entire #4 was Amended by Ord. 2450, Sec. 1, 6/22/93)
5. Automotive glass repair and replacement (*Added by Ord. 2671, Sec. 1, 10/20/98*)
6. RESERVED
7. RESERVED
8. RESERVED
9. RESERVED
10. RESERVED

**59.04** Area and Setback Regulations: Yards:

1. Front: A minimum of twenty (20) feet.
2. Side:
  - A. A minimum of fifteen (15) feet on one side. No side yard required on the other side. However, the structure cannot have any windows or doors opening on the side unless there is a minimum ten (10) foot side yard setback. All structures must meet the Fire Code.

- B. Zero lot line structures shall be constructed against the lot line on one side of a lot. No overhang, windows, doors, or other openings shall be permitted on this side. Where adjacent zero lot line structures are not constructed against a common lot line, the builder, developer, or owner must provide for a perpetual wall maintenance easement of five (5) feet in width along the adjacent lot and parallel with such wall.
  - C. On a corner lot the side yard abutting a street right-of-way shall be minimum of twenty (20) feet.
  - D. Where this district abuts an agricultural district, residential district or B-1 District, the landscape requirements shall be met. See Section 78, Buffer Strip Regulations.
3. Rear: None required.
- Where this district abuts an agricultural district, residential district or B-1 District, the landscape requirements shall be met. See Section 78, Buffer Strip Regulations.
4. Lot Width: A minimum of one hundred (100) feet.
5. Lot Area: None required.
6. Shall be served by public sanitary sewer.
7. Height Regulations: No building or structure shall exceed thirty-five (35) feet in height.
8. Buildable Area: A maximum of ten thousand (10,000) square feet of floor area per lot.