

ARTICLE 12

GENERAL BUSINESS DISTRICT (B-2)

Sec. 12-1. PURPOSE

The intent of this district is to provide for areas that are designed for the commercial needs that appeal to a wider community interest than those found in the local business district. The provisions of this district are intended to encourage general commercial development to local along major arteries where sites are adequate for an integrated design of commercial and business establishments particularly adjacent to major intersections where such development could most adequately serve the needs of the community's residents and those of the traveling public without resorting to excessive quantities of strip development; and to discourage any encroachment by industrial, residential or other uses considered capable of adversely affecting the general business characteristics of this district.

Sec. 12-2. PERMITTED USES

1. Uses permitted by right.

a. Retail-commercial sales and services;

- 1) Food stores;
- 2) Dry good stores;
- 3) Household and family service establishments;
- 4) Recreation and sport stores;
- 5) Drugstores and pharmacies;
- 6) Business service establishments;

- 7) Eating establishments;
 - 8) Vehicular and equipment sales and services;
 - 9) Lumber and building materials;
 - 10) Vehicular and equipment rentals;
 - 11) Contractor shops and yards;
 - 12) Furniture and appliance stores;
- b. Professional and personal services:
- 1) Personal service establishments;
 - 2) Professional services;
 - 3) Financial institutions.
- c. Hotels, motels or motor lodges;
- d. Gasoline service stations and car washes (See Section 14-7);
- e. Hospital and clinics (See Section 14-8);
- f. Major automotive repair facilities;
- g. Funeral homes and mortuaries (See Section 14-6);
- h. Churches and other houses of worship (See Section 14-5);
- i. Governmental buildings and facilities;
- j. Public and private utilities, excluding sanitary landfills, incinerators, refuse and trash dumps (See Section 14-12).
2. Accessory structures permitted.
- Garages, storage rooms and other structures which are customarily incidental to the principal structure.
3. Uses permitted by special exception.
- a. Veterinary hospitals or clinics (See Section 14-13);
 - b. Child day care centers (See Section 14-4);
 - c. Wholesale establishments and warehouses;
 - d. Nursing and convalescent homes (See Section 14-11).

Section 12-3. DIMENSIONAL REQUIREMENTS

All principal and accessory structures shall be located and constructed in accordance with Section 12-3 where it applies, as well as to the following requirements:

1. Retail-commercial sales and services; Professional and personal services; Hotels, motels or motor lodges; Major automotive repair facilities; and Wholesale establishments and warehouse.

- a. Minimum lot area No limitations
- b. Minimum yard setbacks
 - 1) Front 25 feet
 - 2) Side, street 15 feet
 - 3) Side, interior 0 feet
 - (a) Except where the side yard abuts a residential district 25 feet
 - 4) Rear 0 feet
 - (a) Except where the rear yard abuts a residential district 25 feet
- c. Maximum building height of principal structure 60 feet
- d. Maximum lot coverage No limitations

2. Accessory structures.

An Accessory structure shall not exceed two (2) stories of twenty-five (25) feet in height.

Sec. 12-4. SPECIAL REGULATIONS

In addition to Section 12-3, Dimensional Requirements, the following regulations shall apply where required:

1. Access (See Section 15-2);
2. Flood hazard areas (See Section 15-6);
3. Nonconforming uses (See Section 15-10);
4. Off-street parking and loading facilities (See Section 15-11);
5. Site plan approval process (See Article 16).