

## B-2 COMMERCIAL ZONING CODE

- **DIVISION 12. - B-2 RETAIL COMMERCIAL DISTRICT<sup>(13)</sup>**

- **Sec. 30-276. - Uses permitted.**

(a)

No building or land in the B-2 retail commercial district shall be used and no building shall be erected, constructed, reconstructed or structurally altered which is designed, arranged or intended to be used or occupied for any purpose, unless otherwise provided for, excepting for one (1) or more of the following uses; and provided further that all storage of materials and products and all operations of work of every character are carried on entirely within the enclosing walls and under the roof of a building constructed in accordance with the requirements herein provided. Notwithstanding the foregoing, ice machines and propane gas tanks (sales or swap-out programs) which are incidental and ancillary to the principal permitted use, may be located, placed or stored outside subject to approval by the development services director or designee. Ice machines and propane gas tanks shall not be located, placed or stored adjacent to any building entrance, impede pedestrian or vehicular traffic, obstruct emergency vehicular access or present a hazard to public health, safety and welfare. Ice machines and propane gas tanks shall only be permitted with the installation of bollards or other similar protective safety devices.

(b)

Uses permitted as of right:

(1)

Every use permitted in a B-1 **zone**;

(2)

Addressing and mailing service;

(3)

Air conditioning business sales and service;

(4)

Automobile new parts and equipment or accessory stores, salesrooms only;

(5)

Automobile new, sales and service, authorized dealer for, must have building for office, minimum required size of B district. The service area shall be located in the rear of the building and shall only be used in conjunction with vehicles of the dealership;

(6)

Automobile service stations, which may include facilities available for sale of other retail products and services related to the servicing of automobiles. As an accessory use, the service station may perform minor automobile repairs as herein listed:

(a)

Sale and servicing of spark plugs and batteries;

(b)

Tire repair and servicing, but no recapping;

(c)

Replacement of mufflers and tailpipes, water hose, fan belts, brake fluids, light bulbs, floor mats, seat covers, wiper blades, arms for windshields, and replacement of grease retainers and wheel bearings;

- (d) Radiator cleaning and flushing;
  - (e) Washing and polishing;
  - (f) Greasing and lubrications;
  - (g) Exchanging fuel pumps and installing fuel lines;
  - (h) Minor servicing or replacement of carburetors;
  - (i) Emergency wiring repairs;
  - (j) Adjusting brakes and installing or exchanging brake shoes;
  - (k) Tuning engines, with the exception of grinding valves, cleaning carbon or removing the head of engines and/or crankcases;
  - (l) Wheel balancing and aligning;
  - (m) Shock absorbers.
- (7) Automobile gas stations, self serve or attendant;
- (8) Bait and tackle shops;
- (9) Billiard rooms and pool rooms;
- (10) Bowling alleys, provided that such establishments are not located closer than five hundred (500) feet to a residential district, unless such building is so constructed as to prevent the emission of sound and vibration;
- (11) Catering;
- (12) Dance halls in air conditioned buildings providing no intoxicating beverages of any kind are served, providing that such establishments are not located closer than five hundred (500) feet to a residential district, unless such building is so constructed as to prevent the emission of sound or vibration;
- (13) Data processing;
- (14) Dental laboratories;
- (15) Dog and pet hospitals in air conditioned buildings (boarding of animals is not permitted);
- (16)

- Dressmaking and alteration shops for wearing apparel;
- (17) Drive-in theaters and other drive-thru businesses where a majority, or a substantial portion of business thereof, is completed by ordering at a drive-thru window, picking up said merchandise, and removing said food stuff or merchandise from the premises for use or consumption;
- (18) Dry cleaning and pressing establishments, provided:
- (a) That no gasoline or explosive of any kind are stored on the premises or used in connection therewith;
  - (b) That perchlorethylene cleaning fluid, only, is used;
  - (c) That only gas fired or electric boilers shall be used;
  - (d) That no noise, odors, obnoxious fumes or smokes shall be emitted from the building;
  - (e) That the entire installation shall be subject to approval by the fire department.
- (19) Fruit stores, retail only, provided all merchandise shall be completely enclosed within the building;
- (20) Funeral homes;
- (20.5) Laundries, self-service/coin operated;
- (21) Medical laboratories;
- (22) Nurseries, propagating and growing plants for sale. Fertilizers, manure, compost and soil shall be limited in quantities for immediate use and sale and shall be kept at least two hundred (200) feet from residential districts and buildings.
- (23) Parking lots, commercial;
- (24) Pet shops and dog beauty parlors in air conditioned buildings (no overnight boarding of animals permitted);
- (25) Photograph developing and printing;
- (26) Printing shops, mimeographing, photostating, photocopying;
- (27) Rentals, formal wear and costumes;
- (28) Repair shops for electrical appliances, radio, television, jewelry, watches, typewriters, business machines, cameras and golf clubs;
- (29)

- Retail electric stores and repair shops;
- (30)
- Retail plumbing supply stores;
- (31)
- Self-service ice stations;
- (32)
- Self-service storage facilities. Use shall only be permitted upon the submission of a site plan which shall be approved by the director of building and zoning or at the discretion of the director by a public hearing before the city's planning and zoning board.
- Self-service storage facility shall be defined as a fully enclosed space used for warehousing which contains individual storage units with floor area no greater than four hundred (400) square feet and an interior height not to exceed twelve (12) feet. No wholesale or retail sales are permitted;
- (33)
- Shoe repair shops;
- (34)
- Sign paint shop;
- (35)
- Skating rinks, shall not be located closer than five hundred (500) feet to a residential district unless such building is so constructed as to prevent the emission of sound [or] vibration;
- (36)
- Surgical and orthopedic appliance sales;
- (37)
- Tailor shops;
- (38)
- Telegraph stations;
- (39)
- Telephone answering service;
- (40)
- Telephone exchange;
- (41)
- Tires, new, automobile, retail sales only, service or service installation no recapping on premises;
- (42)
- Upholstery shops, provided the business is limited to recovering of furniture only, painting or repainting is done elsewhere, showroom and office is in front of store, separated from work area by a partition;
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- Other similar enterprises or businesses which are not more obnoxious or detrimental to the welfare of the particular community than the businesses or enterprises herein enumerated.

(c)

The following uses shall be permitted by special exception approval in accordance with sections [30-45](#), [30-531](#) and [30-536.4](#) of this chapter:

(1)

Commercial retail uses exceeding twenty thousand (20,000) square feet of usable floor area.

(Ord. No. 73-10-46, § XVI, 12-18-73; Ord. No. 78-07-51, § 1, 7-24-78; Ord. No. 88-06-42, § 2, 7-5-88; Ord. No. 89-07-60, § 1, 8-7-89; Ord. No. 89-11-93, § 1, 11-20-89; Ord. No. 90-06-29, § 3, 7-2-90; Ord. No. 2008-09-28, § 4, 9-15-08; Ord. No. 2014-04-04, § 3, 5-21-14; [Ord. No. 2015-06-05, § 3, 6-17-15](#))

**Cross reference**— Unusual uses in the B-2 district requiring special public hearing, [§ 30-531](#).

- **Sec. 30-277. - Building site area requirements.**