

Sec. 24-138. - B-2 general business district.

- (a) *Purpose and scope.* This section applies to the B-2 general business district. This district is created to allow areas with a wide variety of business uses including retail and service uses. As such, these areas may contain businesses which tend to serve other businesses and industry as well as those catering to shopper needs. These areas are shown as "Places to Shop" on the comprehensive plan.
- (b) *Permitted uses.* Permitted uses are as follows:
- Bank without drive-through facilities and/or drive-up automated teller machines.
 - Business service.
 - Clinic for human care.
 - Commercial recreation use, 5,000 square feet or less in floor area, when located within a multi-tenant building.
 - Essential services.
 - Laboratory, dental or medical.
 - Office use.
 - Outpatient surgery center.
 - Personal service.
 - Place of assembly, 100 seats or less, when located within a multi-tenant building.
 - Place of worship, 100 seats or less, when located within a multi-tenant building.
 - Retail use up to 20,000 square feet in floor area.
 - Teaching or training facility without outdoor areas, equipment or storage for training or instruction.
- (c) *Permitted accessory uses.* Permitted accessory uses are the same as allowed in the B-1 district, section 24-135(c). In addition, the following are also permitted accessory uses:
- Adult use in accordance with section 11-300.
 - Wind energy system on lots at least one and one-half acres in size up to 45 feet in height in accordance with section 24-405.
- (d) *Conditional uses.* Conditional uses are as follows:
- Additional height in accordance with (f)(5) of this section.

Bank with drive-through facilities and/or drive-up automated teller machines.

Commercial recreation use in a free-standing building or greater than 5,000 square feet in floor area.

Day care facility.

Drive-through business.

Funeral home.

Government use.

Hotel/motel.

Laboratory, research and development.

Motor fuel station in accordance with section 24-310.

Motor vehicle wash.

Nursery, commercial.

Parking deck/ramp in accordance with section 24-312.

Place of assembly, greater than 100 seats.

Place of worship, greater than 100 seats.

Planned unit development in accordance with article IV.

Repair garage.

Repair of household equipment and small engine repair.

Restaurant, class I and class II.

Retail store in excess of 20,000 square feet in floor area.

Theater, excluding drive-ins.

Veterinary use not including outdoor runs or kennels.

Other uses not otherwise identified herein as a permitted use, an accessory use or a conditional use may be approved by the city council as a conditional use permit.

(e) *Interim conditional uses.* Interim conditional uses are as follows:

Outdoor temporary/seasonal sales or farmer's market in accordance with section 24-265 in shopping centers over 100,000 square feet in floor area.

Wind energy system on lots at least one and one-half acres in size up to 75 feet in height in accordance with section 24-405.

(f) *Zoning district standards.*

- (1) Minimum lot area: One and one half acres.
- (2) Minimum lot width: 150 feet.
- (3) Minimum lot depth: 140 feet; provided, however that the depth of any lot in a minor subdivision shall not exceed three times the lot's width.
- (4) Access: Maximum of two accesses per lot to a local street, access to a collector and/or arterial street per access management requirements of applicable jurisdiction.
- (5) Maximum height: 45 feet. Additional height may be allowed as a conditional use provided that:
 - a. For properties immediately adjacent to residentially zoned property, setback requirements from the shared property line shall be increased at least by one foot for each additional five feet of building height above the maximum building height allowed by this section.
 - b. Proximity to residential property shall be a factor in considering the application for a conditional use permit.
- (6) Minimum front yard setback: 50 feet.
- (7) Minimum side yard setback: 20 feet, unless the side yard abuts an existing or future collector or arterial street, then the minimum side yard shall be 50 feet from the anticipated future right-of-way.
- (8) Minimum rear yard setback: 30 feet, unless the rear yard abuts an existing or future collector or arterial street, then the minimum rear yard shall be 50 feet from the anticipated future right-of-way.
- (9) Maximum impervious surface coverage: 70 percent.

(Ord. No. 1858, § 1858.01, 9-26-2012)