

201.05 "B-2" General Business District. This district is intended to provide for certain areas of the city for the development of retail, service, and other non-residential uses which, because of certain locational requirements and operation characteristics, are appropriately located in close proximity to arterial and other main thoroughfares. The following tables detail principal and accessory uses in B-2 districts; special exceptions, which require approval of the Board of Adjustment; and setback, area, and height requirements.

TABLE 201.05A		USES IN THE B-2 GENERAL BUSINESS DISTRICT
Permitted Principal Uses	Permitted Accessory Uses	Special Exceptions
Principal uses that are permitted in the B-1 district.	Uses customarily incidental and subordinate to principal permitted uses, and only permitted if there is an existing permitted principal use, including signs regulated in Section 203.	Uses that may be authorized only by the Board of Adjustment per Section 304.09. Specific conditions may be applied to special exceptions if they are approved.
<ul style="list-style-type: none"> • Any use or structure permitted and as regulated in Sections 201.04 except as hereinafter modified. • Building material sales yards, if enclosed on all sides by an eight foot high solid fence • Motels or motor hotels, subject by the provisions of 204.04. • Drive-in dining establishments • Motor fuel stations subject to the conditions stipulated in Section 204.02. • Animal hospitals and veterinary clinics provided that buildings or enclosures in which animals are kept shall be at least 100 feet away from any "R" District • Commercial baseball field, bath house, or boat house, golf driving range, skating rink, swimming pool, or smaller open air recreational use and facilities, but not within 200 feet of any "R" Districts • The following uses provided no part of a building where any activity is conducted shall have any openings other than stationary windows or required fire exits within 100 feet of any "R" District. <ul style="list-style-type: none"> ▪ Automobile, truck, trailer, and garden and farm equipment establishments for display, hire, sales, including sales lots ▪ Bottling of soft drinks or milk or distribution systems ▪ Bowling alley, pool hall or billiard parlor, dance hall, bar or cocktail lounge, night club and similar enterprises ▪ Carpenter shop, electrical, heating, ventilating or plumbing shop, furniture upholstery shop, printing, publishing, engraving or lithographing plant, laundry and dry cleaning shop, sign painting shop, and similar establishments. ▪ Any other use that is determined by the Board of Adjustment to be of the same general character as the foregoing permitted uses, but not including any use which may become noxious or offensive in a "B-2" District. 		

TABLE 201.05B

**MINIMUM SETBACK, AREA, & HEIGHT REQUIREMENTS IN THE
B-2 GENERAL BUSINESS DISTRICT***

Minimum Lot Area	Minimum Lot Width	Minimum Front Yard Setback	Minimum Side Yard Setback	Minimum Rear Yard Setback	Maximum Height
Dwellings: Same as R-4 District Other Permitted Uses: None	50 feet†	PRINCIPAL USES			
		25 feet†	None, except where adjoining a residential district then same as the least width required in that residential district.	10 feet, except where adjoining a residential district then same as the least width required in that residential district.	Three stories or 45 feet, except as provided in Section 204.09.
ACCESSORY BUILDINGS & STRUCTURES					

†Dwellings in the B-2 District shall be required to follow the specifications of the R-4 District.

*See Section 103 for explanations regarding setback & yard measurement. See Section 204.09 for modifications and exceptions of setback, area, & height requirements as well as other requirements that may apply to principal and accessory uses.

Minimum Lot Area	Minimum Lot Width	Minimum Front Yard Setback	Minimum Side Yard Setback	Minimum Rear Yard Setback	Maximum Height
Dwellings: Same as R-4 District Other Permitted Uses: None	50 feet†	PRINCIPAL USES			
		25 feet†	None, except where adjoining a residential district then same as the least width required in that residential district.	10 feet, except where adjoining a residential district then same as the least width required in that residential district.	Three stories or 45 feet, except as provided in Section 204.09.
ACCESSORY BUILDINGS & STRUCTURES					