

ARTICLE A. - B1 NEIGHBORHOOD CONVENIENCE SHOPPING CENTER DISTRICT

SECTION:

6-7A-1: - INTENT:

The neighborhood convenience shopping center district is intended to provide convenience shopping for persons living in adjacent residential areas. Permitted uses shall be those which are necessary to satisfy basic shopping needs which occur daily or frequently and so require facilities in relative proximity to places of residence. These facilities shall be in the form of a shopping center.

(Ord. 80-5, 1-21-1980)

6-7A-2: - PERMITTED USES:

No building, structure, or parcel of land shall be used and no building or structure shall be erected, altered, or enlarged which is arranged, intended, or designed for other than a shopping center which includes any of the following uses:

1. Bakeries.
2. Banks and financial institutions.
3. Barbershops.
4. Beauty shops/salons.
5. Candy and ice cream stores.
6. Civic buildings.
7. Drugstores.
8. Dwelling units.
9. Dry cleaning establishments and laundries employing not more than ten (10) persons.
10. Eating establishments, including outdoor cafes.
11. Food stores, grocery stores, meat markets and delicatessens.
12. Gift shops.
13. Internet cafes.
14. Health spas without lodging accommodation/massage establishment.
15. Offices—Business or professional.
16. Offices/clinics—Medical or dental.
17. Package liquor stores.
18. Shoe and clothing repair stores.
19. Other uses which are of the same general character as the above permitted uses as determined by the Zoning Administrator, but specifically prohibiting those uses which are first permitted in the B2 district or B3 district.
20. Business machine stores, sales and services.

21. Office machine stores, sales and services.
22. Video rentals.
23. Carryout establishments.
24. Coffee shops.
25. Learning centers.
26. Fitness facility.
27. Sleep clinics.
28. Pet grooming and training establishments.

(Ord. No. 90-211, 10-2-1990; Ord. No. 06-225, 9-19-2006; Ord. No. 06-300, 12-19-2006; Ord. No. 10-073, § 1, 6-15-2010; Ord. No. 13-082, § 3, 8-20-2013; Ord. No. 15-190, § 2, 12-1-2015; Ord. No. 16-081, § 2, 6-21-2016)

6-7A-3: - CONDITIONAL USES:

The following conditional uses may be permitted in specific situations in accordance with the procedures outlined in Section 6-3-8 and Chapter 4 of this Title, as appropriate:

1. Drinking establishments.
2. Planned unit developments.
3. Public and private utility facilities.
4. Telecommunications facilities as required by Chapter 13 of this Title.
5. Nursery schools, preschools and daycare centers.
6. Vocational and trade schools operated entirely indoors.
7. Photography studios.

(Ord. No. 92-22, 2-18-1992; Ord. No. 06-264, 11-21-2006; Ord. No. 06-225, 9-19-2006; Ord. No. 08-078, 4-15-2008; Ord. No. 13-082, § 3, 8-20-2013)

6-7A-4: - REQUIRED CONDITIONS:

The following conditions shall be required:

1. Each B1 district shall be developed as a shopping center containing more than one business establishment.
2. Dwelling units shall not be permitted below the second floor of any building or structure. Dwelling units and business uses may be permitted on the same floor, above the ground floor, provided that the public access to the business uses is separated from the entrance to the residential uses.
3. Eating and drinking establishments shall not include entertainment and dancing.
4. Each store in the shopping center shall be restricted to a maximum gross floor area of thirty thousand (30,000) square feet, exclusive of any floor area devoted to off street parking or loading facilities.

(Ord. 80-5, 1-21-1980)

5. The site plan for the shopping center shall be reviewed by the Zoning Administrator.

(Ord. 80-5, 1-21-1980; amd. 1984 Code)

6. All business establishments shall be retail or service establishments dealing directly with consumers. All goods produced on the premises shall be sold at retail on the premises where produced.

(Ord. 80-5, 1-21-1980)

7. All business, servicing, or processing, except for off street parking or loading, shall be conducted within completely enclosed buildings. The normal service and sales offered at eating and drinking establishments are excluded from this provision. the City Council may waive this provision by designating certain days on which business establishments may conduct their businesses outside the building or structure. Provided, however, that the sale and storage of seasonal merchandise at retail shall be permitted in accordance with the provisions of Section 6-2-23 of this Title.

(Ord. 80-5, 1-21-1980; amd. Ord. 88-115, 6-6-1988)

8. All outside storage areas of goods, materials and products shall be screened in accordance with Subsection 5-10-3.7 of this Code. Lighting of the facility shall be directed away from surrounding properties. Provided, however, that the sale and storage of seasonal merchandise at retail shall be permitted in accordance with the provisions of Section 6-2-23 of this Title.

(Ord. 93-14, 1-19-1993)

9. Processes and equipment employed within the B1 district shall comply with the provisions of Chapter 14 of this Title.

(Ord. 80-5, 1-21-1980)

6-7A-5: - AREA REQUIREMENTS:

The minimum area for each B1 district shall be twenty thousand (20,000) square feet and the maximum area shall be ten (10) acres.

(Ord. 80-5, 1-21-1980)

6-7A-6: - LOT WIDTH REQUIREMENTS:

There are no lot width requirements in the B1 district.

(Ord. 80-5, 1-21-1980)

6-7A-7: - YARD REQUIREMENTS:

The minimum yards required in the B1 district shall be as follows:

1. Where a side lot line of the B1 district coincides with a side or rear lot line in an adjacent residence district or is across an existing or proposed right-of-way from property located in a residence district, a yard shall be provided along such side lot line as follows:
 - 1.1. Where the B1 district abuts a lot located in an R1A, E1, E2, or AG district, the yard provided shall be not less than fifteen (15) feet in depth.
 - 1.2. Where the B1 district abuts a lot located in an R1B, R2, R3, R4, or R5 district, the yard provided shall be not less than twelve (12) feet in depth.
 - 1.3. Where the B1 district is across an existing or proposed right-of-way from property located in an R1A, E1, E2, or AG district, the yard provided shall be not less than fifteen (15) feet in depth as measured from the edge of the existing or proposed right-of-way abutting the B1 district.

(Ord. 80-5, 1-21-1980)

- 1.4. Where the B1 district is across an existing or proposed right-of-way from property located in an R1B, R2, R3, R4, or R5 district, the yard provided shall be not less than twelve (12) feet in depth as measured from the edge of the existing or proposed right-of-way abutting the B1 district.

(Ord. 93-14, 1-19-1993)

2. Where a rear lot line of the B1 district coincides with a side or rear lot line in an adjacent residence district or across an existing or proposed right-of-way from property located in a residence district, a yard shall be provided along such rear lot line as follows:
 - 2.1. Where the B1 district abuts a lot located in an R1A, E1, E2, or AG district, the yard provided shall not be less than fifteen (15) feet in depth.
 - 2.2. Where the B1 district abuts a lot located in an R1B, R2, R3, R4, or R5 district, the yard provided shall be not less than twelve (12) feet in depth.
 - 2.3. Where the B1 district is across an existing or proposed right-of-way from property located in a R1A, E1, E2, or AG district, the yard provided shall be not less than fifteen (15) feet in depth as measured from the edge of the existing or proposed right-of-way abutting the B1 district.

(Ord. 80-5, 1-21-1980)

- 2.4. Where the B1 district is across an existing or proposed right-of-way from property located in an R1B, R2, R3, R4, or R5 district, the yard provided shall be not less than twelve (12) feet in depth as measured from the edge of the existing or proposed right-of-way abutting the B1 district.

(Ord. 93-14, 1-19-1993)

3. Where the extension of a front or side lot line coincides with a front lot line of an abutting lot located in a residence district or is across an existing or proposed right-of-way from property located in a residence district, a yard equal in depth to the minimum front yard required by this Title on such abutting residential lot shall be provided along such front or side lot lines.

(Ord. 80-5, 1-21-1980)

6-7A-8: - HEIGHT LIMITATIONS/BULK REGULATIONS:

The maximum floor area ratio for all buildings and structures in the B1 district shall be 0.325 and the maximum height shall be three (3) stories not to exceed forty (40) feet.

(Ord. 91-52, 4-3-1991)

CHAPTER 7
BUSINESS DISTRICTS

ARTICLE B. - B2 COMMUNITY SHOPPING CENTER DISTRICT

SECTION:

6-7B-1: - INTENT:

The B2 community shopping center district is intended to accommodate the needs of a much larger consumer population than is served by the neighborhood convenience shopping center district. A wider range of uses and structure sizes is permitted for both daily and occasional shopping. These facilities shall be in the form of a shopping center.

(Ord. 80-5, 1-21-1980)

6-7B-2: - PERMITTED USES:

No building, structure, or parcel of land shall be used and no building or structure shall be erected, altered, or enlarged which is arranged, intended, or designed for other than a shopping center which includes any of the following uses:

1. Any permitted use in the B1 district, except dwelling units.

(Ord. 90-211, 10-2-1990)

2. Veterinary offices.

(Ord. 08-114, 6-17-2008)

3. Antique shops.
4. Art shops or galleries, but not including auction rooms.
5. Bicycle sales, rental, and repair stores.
6. Blueprinting and photostating establishments.
7. Book and stationery stores.
8. Camera and photographic supply stores.
9. Carpet and rug stores, retail sales.
10. Catering establishments.
11. China and glassware stores.
12. Clothing and costume rental stores.

13. Coin and philatelic stores.
14. Custom dressmaking establishments.
15. Dairy product establishments, but not including processing or bottling.
16. Department stores and discount stores.
17. Drinking establishments.
18. Dry goods stores.
19. Electrical appliance stores including radio and television sales, and repair.
20. Employment agencies.
21. Frozen food stores, including locker rental in conjunction therewith.
22. Furniture stores, including upholstering when conducted as part of the retail operations and secondary to the principal use.
23. Furrier shops, including the incidental storage and conditioning of furs.
24. Garden supply, tool, and seed stores.
25. General retail.
26. Hearing aid stores.
27. Hobby shops, for retail of items to be assembled or used away from the premises.
28. Household appliance stores.
29. Interior decorating shops, including upholstering and making of draperies, slipcovers, and other similar articles, when conducted as a part of the retail operations and secondary to the principal use.
30. Jewelry stores, including watch repair.
31. Leather goods and luggage stores.
32. Locksmith shops.
33. Mail order, catalog store.
34. Millinery shops.
35. Musical instrument sales and repair.
36. Optician—Sales, retail.
37. Orthopedic and medical appliance stores.
38. Paint, glass, and wallpaper stores.
39. Pet shops.
40. Phonograph record and sheet music stores.
41. Photography studios, including the developing of film and pictures when conducted as part of the retail business on the premises.
42. Picture framing, when conducted for retail trade on the premises only.

(Ord. 90-211, 10-2-1990)

43. Secondhand stores and rummage shops.
44. Sewing machine sales and service.
45. Shoe stores.

46. Sporting goods stores.
47. Tailor shops.
48. Theaters, indoor.
49. Ticket agencies.
50. Tobacco shops.
51. Toy shops.
52. Travel bureaus and transportation ticket offices.
53. Repair, rental, servicing of any article the sale of which is a permitted use in the district.
54. Other uses which are of the same general character as the above permitted uses, as determined by the Zoning Administrator, but specifically prohibiting those uses which are first permitted in the B3 district.
55. Fitness facility.

(Ord. No. 13-082, § 3, 8-20-2013)

56. Commercial art studios.
57. Pet care establishments, accessory to a principal permitted use, where the pet care establishment does not exceed twenty-five percent (25%) of the gross floor area of the building, structure or premises. All activity shall be conducted completely within any building or structure; outdoor areas shall be prohibited.

(Ord. 08-035, 2-19-2008; Ord. No. 13-082, § 3, 8-20-2013)

58. Cannabis dispensing organization. (Ord. No. [20-088](#), § 5, 8-18-2020)

(Ord. No. 10-073, § 1, 6-15-2010)

6-7B-3: - CONDITIONAL USES:

The following conditional uses may be permitted in specific situations in accordance with the procedures outlined in Section 6-3-8 and Chapter 4 of this Title, as appropriate:

1. Amusement establishments including, but not limited to, bowling alleys, pool halls, dance halls, skating rinks.
2. Automobile service stations, repair facilities and car washes when used in conjunction with the automobile service station.
3. Daycare centers and nursery schools.
4. Garages for storage, repair, and servicing of motor vehicles, including body repair, painting, and engine rebuilding.
5. Hotels and motels.
6. Motor vehicle sales.
7. Planned unit developments.
8. Public and private utility facilities.
9. Radio and television stations and studios.

10. Undertaking establishments/funeral parlors.
11. Telecommunications facilities as required by Chapter 13 of this Title.
12. Vocational and trade schools operated entirely indoors.
13. Pet care establishments, accessory to a principal permitted use, where the pet care establishment exceeds twenty-five percent (25%) of the gross floor area of the building, structure or premises. All activity shall be conducted completely within any building or structure; outdoor areas shall be prohibited.

(Ord. No. 90-211, 10-2-1990; Ord. No. 06-225, 9-19-2006; Ord. No. 06-264, 11-21-2006; Ord. No. 08-078, 4-15-2008; Ord. No. 08-035, 2-19-2008; Ord. No. 13-162, § 4, 12-17-2013; Ord. No. [20-088](#), § 5, 8-18-2020)

6-7B-4: - REQUIRED CONDITIONS:

The following conditions shall be required:

1. Each B2 district shall be developed as a shopping center containing more than one business establishment.
2. All business establishments shall be retail or service establishments dealing directly with consumers. All goods produced on the premises shall be sold at retail on the premises where produced.
3. All business, servicing, or processing, except for off street parking or loading, shall be conducted within completely enclosed buildings. The normal services and sales offered at automobile service stations and eating and drinking establishments and the retail sales of motor vehicles are excluded from this provision. the City Council may waive this provision by designating certain days on which business establishments may conduct their businesses outside the building or structure. Provided, however, that the sale and storage of seasonal merchandise at retail shall be permitted in accordance with the provisions of Section 6-2-23 of this Title.
4. Except for the outside sales of motor vehicles, the outside storage area of goods, materials and products shall be screened in accordance with Section 5-10-3.7 of this Code. Lighting of the facilities shall be directed away from surrounding properties. Provided, however, that the sale and storage of seasonal merchandise at retail shall be permitted in accordance with the provisions of Section 6-2-23 of this Title.
5. Processes and equipment employed within the B2 district shall comply with the applicable provisions of Chapter 14 of this Title.

(Ord. No. 80-5, 1-21-1980; amd. Ord. 88-105, 6-6-1988; Ord. No. 93-14, 1-19-1993)

6-7B-5: - AREA REQUIREMENTS:

The minimum area for each B2 district shall be ten (10) acres.

(Ord. 80-5, 1-21-1980)

6-7B-6: - LOT WIDTH REQUIREMENTS:

There are no lot width requirements in the B2 district.

(Ord. 80-5, 1-21-1980)

6-7B-7: - YARD REQUIREMENTS:

The minimum yards required in the B2 district shall be as follows:

1. Where a side lot line of the B2 district coincides with a side or rear lot line in an adjacent residence district or is across an existing or proposed right-of-way from property located in a residence district, a yard shall be provided along such side lot line as follows:
 - 1.1. Where the B2 district abuts a lot located in an R1A, E1, E2, or AG district, the yard provided shall be not less than fifteen (15) feet in depth.
 - 1.2. Where the B2 district abuts a lot located in an R1B, R2, R3, R4, or R5 district, the yard provided shall be not less than twelve (12) feet in depth.
 - 1.3. Where the B2 district is across an existing or proposed right-of-way from property located in an R1A, E1, E2, or AG district, the yard provided shall be not less than fifteen (15) feet in depth as measured from the edge of the existing or proposed right-of-way abutting the B2 district.
 - 1.4. Where the B2 district is across an existing or proposed right-of-way from property located in an R1B, R2, R3, R4, or R5 district, the yard provided shall be not less than twelve feet (12') in depth as measured from the edge of the existing or proposed right-of-way abutting the B2 district.

Screening by fences or landscaping of at least seventy-five percent (75%) opacity shall be provided within such yard.
2. Where a rear lot line of the B2 district coincides with a side or rear lot line in an adjacent residence district or across an existing or proposed right-of-way from property located in a residence district, a yard shall be provided along such rear lot line as follows:
 - 2.1. Where the B2 district abuts a lot located in the R1A, E1, E2, or AG district, the yard provided shall be not less than fifteen (15) feet in depth.
 - 2.2. Where the B2 district abuts a lot located in an R1B, R2, R3, R4, or R5 district, the yard provided shall be not less than twelve feet (12') in depth.
 - 2.3. Where the B2 district is across an existing or proposed right-of-way from property located in an R1A, E1, E2, or AG district, the yard provided shall be not less than fifteen (15) feet in depth as measured from the edge of the existing or proposed right-of-way abutting the B2 district.
 - 2.4. Where the B2 district is across an existing or proposed right-of-way from property located in an R1B, R2, R3, R4, or R5 district, the yard provided shall be not less than twelve (12) feet in depth as measured from the edge of the existing or proposed right-of-way abutting the B2 district.

Screening by fences or landscaping of at least seventy-five percent (75%) opacity shall be provided within such yard.
3. Where the extension of a front or side lot line coincides with a front lot line of an abutting lot located in a residence district or is across an existing or proposed right-of-way from property located in a residence district, a yard equal in depth to the minimum front yard required by this Title on such abutting residential lot shall be provided along such front or side lot lines.
4. Fuel dispensing devices shall be exempt from the established front yard or corner side yard requirements, but all such dispensing devices shall be set back from the front lot line and the corner side lot line a distance of not less than fifteen (15) feet.

(Ord. 80-5, 1-21-1980)

6-7B-8: - HEIGHT LIMITATIONS/BULK REGULATIONS:

The maximum floor area ratio for all buildings and structures in the B2 district shall be 0.325.

(Ord. 91-52, 4-3-1991)

CHAPTER 7
BUSINESS DISTRICTS