

**§ 156.041 GENERAL BUSINESS DISTRICT (B-2).**

(A) *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 locate 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.

(B) *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 § 156.086);

(e) Hospitals and clinics (see § 156.087);

(f) Major automotive repair facilities;

(g) Funeral homes and mortuaries (see § 156.085);

(h) Governmental buildings and facilities;

(i) Public and private utilities, excluding sanitary landfills, incinerators, refuse, and trash dumps (see § 156.090).

(2) *Accessory structures permitted.* Garages, storage rooms and other structures which are customarily incidental to the principal structure.

(3) *Uses permitted by special permit.*

(a) Veterinary hospitals or clinics (see § 156.091);

(b) Child day care centers (see § 156.083);

(c) Wholesale establishments and warehouses;

(d) Nursing and convalescent homes (see § 156.089);

(e) Commercial amusements, subject to the site plan approval process set forth in §§ 156.105 - 156.111, inclusive;

(f) Indoor self-storage or mini-storage facilities;

(g) Tattoo studio;

(h) Animal crematory.

(C) *Dimensional requirements.* All principal and accessory structures shall be located and constructed in accordance with division (D) of this section 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 warehouses.*

(a) Minimum lot area - no limitations.

(b) Minimum yard setbacks:

1. Front - 40 feet.
2. Side, street - 15 feet.
3. Side, interior - zero feet; except where the side yard abuts a residential district, then 25 feet.
4. Rear - zero feet; except where the rear yard abuts a residential district, then 25 feet.

(c) Maximum building height of principal structure - 60 feet.

(d) Maximum lot coverage - no limitations.

(e) Minimum lot coverage - 800 square feet.

(2) *Accessory structures.* An accessory structure shall not exceed two stories of 25 feet in height.

(3) *Construction standards.*

(a) All buildings will comply with the most recent building codes adopted by the City Council.

(b) All structures shall be of exterior fire-resistant construction having 60% of the total exterior walls, excluding doors and windows, constructed of brick, stone, fiber reinforced cementitious board, or other masonry or material of equal characteristics in accordance with the city's Building Code and Fire Prevention Code. Fire-resistant construction material is a product that when tested in accordance with ASTM E 84 for a period of 30 minutes shall have a flame spread of not over 25 and show no evidence of progressive combustion.

(c) Flat roof shall be concealed behind a parapet or an extension of the wall plane.

(d) No plumbing stacks, venting stacks or roof mounted attic ventilators (except gable and/or dormer vents) shall penetrate the roof surfaces facing the street. Roof projections must be mounted straight and perpendicular to the ground plane and be painted to blend with the roof color. Roof projections and HVAC equipment mounted on the roof shall be screened from view and shall not be visible from any streets abutting or adjacent to the structure.

(e) The minimum roof pitch, visible from the street, shall be 4:12.

(D) *Special regulations.* In addition to division (C) of this section, the general district regulations of §§ 56.055*et seq.* shall apply and the following regulations shall apply where required:

(1) Site plan approval process (see §§ 156.105 through 156.111).

(Ord. 100, passed 12-12-78; Am. Ord. 01-009, passed 5-22-01; Am. Ord. 01-012, passed 8-28-01; Am. Ord. 02-019, passed 5-14-02; Am. Ord. O-2008-031, passed 12-9-08; Am. Ord. O-2019-004, passed 2-26-19; Am. Ord. O-2019-027, passed 12-17-19) Penalty, see § 156.999