

Section 4-11 COMMUNITY BUSINESS DISTRICTS - B-2

4-11.1 INTENT

The B-2 Community Business District is intended to establish and develop locations for commercial and retail businesses that are frequented by a small, consistent number of customers who reach the individual business establishments primarily by automobile. The customers are generally not at the business for an extended period of time.

4-11.2 PERMITTED USES

Any use covered by the following classification is a permissible use in the B-2 District. These uses shall include but is not limited to:

AUDITORIUMS, Clubs/Lodges, public meeting halls and similar places of assembly

AUTOMOTIVE SERVICE STATIONS

BANKS/FINANCIAL INSTITUTIONS and the components associated with such uses.

COMMERCIAL ESTABLISHMENTS which generate a moderate number of customers. The visits to these establishments can vary in the length of time.

GOVERNMENTAL OFFICES

HEALTH CARE/SERVICE ESTABLISHMENTS

PROFESSIONAL SERVICE OFFICES

SCHOOLS: Business training; Community college; Professional/Trade school

4-11.3 SPECIAL USES

CHURCHES and other places of formal worship

COMMERCIAL establishments or organizations having temporary or occasional exterior activities, such as food sales, wholesale distributions, craft sales, etc.

4.11.4 LOT & STRUCTURE REQUIREMENTS

Every principal building erected in the B-2 district shall conform to the following requirements:

- A) Minimum Lot Area 15,000 Sq. Ft.
- B) Minimum Lot Width
 - 1) At the established building line 100 Feet
- C) Minimum Lot Depth None
- D) Minimum Set Backs
 - 1) From front lot line 40 Feet
 - 2) From any side lot line 15 Feet

3) From rear lot line	25 Feet
4) From principal structure on adjacent lot	30 Feet
5) From corner lot line on both street frontages	40 Feet
6) Accessory Buildings	
a) From principal building	10 Feet
b) From rear lot line	8 Feet
c) From side lot line	5 Feet
d) Maximum structure height	25 Feet
E) Maximum Structure Height	35 Feet
F) Maximum Floor Area Ratio	1.3
G) Maximum Percentage of Lot Coverage	40%

4-11.5 OFF-STREET PARKING & LOADING SPACE REQUIREMENTS

4-10.5(A) Location:

A) Parking lots accessory to any commercial uses located in any Business district shall be located within five-hundred feet of the use serviced; provided that no portion of any such parking lot shall extend into any residential district.

B) In any Business district, off-street parking facilities for different buildings or uses may be provided collectively. The total number of spaces located together must equal or exceed the total sum of the spaces required for each individual use. All regulations governing the location of parking spaces in relation to the uses served must be observed.

C) No commercial vehicle exceeding five ton cargo capacity shall be parked, stored, or staged anywhere in this district except for normal loading, unloading, and service calls upon businesses.

D) Any access way (driveway) to any off-street parking lot or loading berth shall be located at least ten feet from any side lot line.

4-10.5(A) Minimum Required Number of Spaces:

All uses located within this district shall provide the minimum number of parking spaces and loading space as required in Article 6.