

SEC. 17.1.29.1 B-2 BUSINESS TRANSITIONAL / LIGHT MANUFACTURING DISTRICT

a) Purpose. This district is intended to provide for a transitional district between the B-1 General Business / Commercial District and the I-1 Industrial District. In general, manufacturing and industrial uses in this district will have a lower intensity of activity as compared with permitted uses of the I-1 Industrial District. The character, appearance and operation of any business in the district should be compatible with the character of the surrounding area.

(b) Requirements.

(1) Lot Area. No minimum size requirement for exclusively business/commercial uses. Every building or part of a building hereafter erected or structurally altered exclusively for residential purposes shall provide a lot width and area as required by the regulations of the R-3 Two-Family Residential District.

(2) Height. Any building hereafter erected or altered to exceed fifty (50) feet in height or three (3) stories shall, above that height, be set back on the front and rear building lines on the ratio of one (1) foot for each two (2) feet rise above said specific height.

(3) Setbacks.

a. For buildings or parts of buildings hereafter erected or structurally altered for residential use, the side yard regulations for the R-3 Two-Family Residential District shall apply, except on the street side of a corner lot. Otherwise no side yard shall be required but, if provided, shall not be less than six (6) feet in width. Where parts of a frontage are designated on the district map as residential district and business district, the setback regulations of the residential district shall apply to the business district; otherwise no setback shall be required.

b. There shall be a rear yard having a minimum depth of twenty-five (25) feet for a building two (2) stories or less in height. For each additional story or fractional story in height, the depth of such rear yard shall be increased five (5) feet.

(4) Building Size. Every building or part of a building hereafter erected or structurally altered exclusively for residential purposes shall provide a lot width and area as required by the regulations of the R-3 Two-Family Residential District.

(c) Permitted Uses. No building or premises shall be used and no building shall be hereafter erected, or altered, within any business district unless otherwise provided in this Chapter, except for the following uses:

- (1) Any permitted use as designated in Sec. 17.1.29 (c) in the B-1 General Business / Commercial District.
- (2) Animal Hospital and Veterinary Clinics with no outside kennels.
- (3) Bakeries.
- (4) Building, plumbing, electrical and general contracting offices and sales outlets.
- (5) Food manufacturing, warehousing and distribution.
- (6) Light machining and tooling production.
- (7) Light manufacturing, warehousing and distribution facilities.
- (8) Processing, bottling and distribution facilities for beverages.
- (9) Wholesale and distribution businesses.

(d) Permitted Accessory Uses. An accessory building or use shall be used only for the following purposes.

- (1) Garages for storage of vehicles used in conjunction with the operation of the business.
- (2) Off-street parking and loading areas, in the rear yard only.
- (3) Any other structure or use normally accessory to the above uses.

(e) Conditional Uses. A building or premises shall be used only for the following purposes when approved as a conditional use:

- (1) Rental apartments as a secondary use of a commercial building.
- (2) Any conditional use as designated in Sec. 17.1.29(e) in the B-1 General Business / Commercial District.
- (3) Any permitted use as designated in the R-3 Two-Family Residential District.
- (4) Any permitted use as designated in the R-4 Multiple-Family Residential District.
- (5) Truck terminal and storage facilities and shops.
- (6) Any other uses not listed as permitted or conditional and determined to be similar or compatible by the Plan Commission.