

## **DIVISION 40: GENERAL BUSINESS (B-2) DISTRICT**

### **Section 40-010 Purpose and Intent:**

The purpose of the General Business District is to promote and allow more intensive commercial uses that require additional off-street parking and extensive highway access for customer contact.

### **Section 40-020 Permitted Uses:**

The following are permitted uses in the General Business District:

- 1) Any use permitted in the B-1 District;
- 2) Vehicle and boat sales;
- 3) Lumber yards and construction material sales;
- 4) Garden and landscaping sales and supplies;
- 5) Farm implement sales;
- 6) Large print shops and publishing operations;
- 7) Wholesale and warehousing operations;
- 8) Electrical, heating, plumbing, appliances, upholstery or air conditioning service shops
- 9) Auto/truck service stations;
- 10) Stone and monument sales;
- 11) Animal hospital or clinics and kennels; and
- 12) Storage facilities
- 13) Buildings or lots combining business/commercial use with residential, provided that the business/commercial use is located on the street side of the property, and the single or multi-family residential use is in the back of the building or lot, or on other than the ground floor level, and has private access, other than through a business.

*- No more than 2 residential units may be allowed*

*- Business must encompass 51% of the building*

- 14) Food Trucks

### **Section 40-030 Conditional Uses:**

The following uses may be permitted with the approval of a Conditional Use Permit by the City Council following the procedures outlined in Section 95-050 of this Ordinance:

- 1) Any use permitted as a Conditional Use in the B-1 District;
- 2) Trailer and manufactured home sales;
- 3) Drive-in businesses; and
- 4) Accessory uses other than those listed as permitted.

### **Section 40-035 Maintenance**

All structures shall be properly maintained in a clean and acceptable manner so as not to constitute a menace to the public health, safety, convenience, general welfare, property values, and aesthetics.

All landscaping shall be properly maintained so as to preserve planting in a live state and free of noxious weeds.

### **Section 40-040 Accessory Uses:**

Uses which are incidental to the principal uses such as off-street parking and loading and unloading areas and storage of merchandise.

### **Section 40-050 Minimum Lot Requirements and Setbacks:**

- 1) Minimum lot area: None
- 2) Minimum lot width: None
- 3) Maximum structure height: None
- 4) Maximum Impervious Surface: 80%
- 5) Setbacks: 30-foot setback is required from all streets and public rights-of-way.  
20 foot setback is required from alleys in the General Business (B-2) District.

A 20-foot setback shall also be required for all buildings located adjacent to a residentially zoned property.