



B-1 Local Business District

1125.01 PURPOSE.

The B-1 Local Business District is intended to permit retail business and service uses which are needed to serve the nearby residential areas; and to encourage the concentration of local business areas to be mutually advantageous to both the consumers and merchants and thereby to promote the best use of land at certain strategic locations and to avoid the continuance of encouraging marginal strip business development along heavily traveled roads.

(Ord. 1989-81. Passed 1-2-90.)

1125.02 PRINCIPAL PERMITTED USES.

The following provisions shall apply to all B-1 Local Business Districts. In a B-1 District no person shall hereafter use any building, structure or land, and no person shall erect any building or structure except in accordance with the provisions:

(a) Retail establishment for the sale of alcoholic beverages, baked goods, bicycles, books, confections, pharmaceuticals, flowers, groceries, hardware, hobby equipment, jewelry, music, notions, paints, periodicals, sundry small household articles, tobacco, and similar establishments.

(b) Personal service establishments or repair services performing services on the premises, such as barber and beauty shops; watch, radio, television, clothing and shoe repair, tailor shops, locksmiths, and similar establishments.

(c) Laundry or dry-cleaning customer outlets, coin operated laundromats, self-serve dry cleaning centers. Dry cleaning or laundry plants serving more than one customer service outlet are prohibited.

(d) Restaurants when food or beverage is consumed with a completely enclosed building and provided that service is not made to parked automobiles. Drive-in or open front stores are prohibited.

(e) Public utility buildings and uses but not including storage yards, when operating requirements necessitate locating within the district to serve immediate vicinity.

(f) Professional offices of doctors, lawyers, realty agents, dentists, and other similar professions. (Ord. 1989-81. Passed 1-2-90.)

(g) Funeral homes and/or other related State regulated businesses.

(Ord. 2005-7. Passed 3-21-05.)

(h) Churches in accordance with Section 1118.03(a).

(i) Accessory buildings and uses customarily incidental to the above permitted principal uses.

(j) Existing dwelling units in commercial districts shall be required to follow the area, height, bulk and placement regulation of the R-3 Single Family Residential District.

(Ord. 1989-81. Passed 1-2-90.)



1125.03 CONDITIONAL USES.

(a) Automobile Service station without repair services.

(1) The curb cuts for singles and egress to a service station shall not be permitted at such locations that will tend to create traffic hazards in the streets immediately adjacent thereto. Entrances shall be no less than twenty-five feet from a street intersection, measured from the road right-of-way, or from adjacent residential districts.

(2) The minimum frontage along the street for a service station shall be not less than one hundred forty feet and a minimum lot area of not less than fourteen thousand square feet, and so arranged that ample space is available for motor vehicles which are required to wait for services.

(3) Automobile service stations shall not be located within five hundred feet of any school or church.

(4) Preferably automobile service stations should not be situated at any intersection where the approach gradient of either street exceeds 2%.

(5) All lighting shall be shielded from adjacent residential districts.

(b) Planned shopping center in accordance with Chapter 1134 of this Zoning Code.

(1) A planting at least ten feet wide shall be provided around the entire perimeter of the site except for driveways on the public street system. A wall or barrier of suitable material not less than five feet high shall be constructed along those property lines which abut a residential district.

(2) No main or accessory building shall be situated less than fifty feet from any perimeter property line.

(c) Single and multiple family residential units, groups homes, nursing homes and day care centers.

(Ord. 1989-81. Passed 1-2-90.)

(d) Publicly owned and operated libraries, parks, and recreation facilities.



B-2 Highway Service District

1126.01 PURPOSE.

The B-2 Highway Service District as established in this Zoning Code is intended to be that district which permits an extensive business use along heavily traveled highways. The permitted uses would require large parcels of property and would serve the general needs of all local residents. The purpose of this district is to provide a development pattern along designated major thoroughfares which will not create unsafe conditions by allowing numerous curb cuts along the highway. Business conditions exist along such highways, but property depths and large acreage suggest a type of business use which requires deep, large lots. Access onto the major highway should be limited to permit more extensive use of the property without substantially contributing to traffic hazards along the highway.(Ord. 1989-81. Passed 1-2-90.)

1126.02 PRINCIPAL PERMITTED USES.

The following provisions shall apply to all B-2 Highway Service Districts. In a B-2 District, no person shall hereafter use any building, structure, or land, and no person shall erect any building or structure except in accordance with the following provisions:

(a) All permitted principal uses in the B-1 Local Business district.

(b) Automobile sales, including used car sales, if on same site as new car sales agency. (Used car sales lots alone in an open-air business use as defined in Chapter 1110 and subject to standards of Section 1126.03(f) of this Chapter).

(Ord. 1989-81. Passed 1-2-90.)

(c) Theaters, dance halls, bowling alleys, assembly halls, indoor skating rink, indoor tennis courts or other similar places of assembly.

(Ord. 1991-39. Passed 9-30-91.)

(d) Hotels and motels.

(e) Accessory uses and buildings customarily incidental to the above permitted principal uses.

(Ord. 1989-81. Passed 1-2-90.)

1126.03 CONDITIONAL USES.

(a) Drive-thru and drive-up facilities subject to site plan review. The applicant shall submit plans to the Commission in such quantity and detail as the Commission determines is necessary to carry out the review. The site plan review shall include the following items and such further material as may reasonably be required to review the application.

(1) Suitability of location with respect to land use patterns and traffic.

(2) Minimum off-street line-up facilities. The recommendation of the Engineer on number and design shall be solicited and considered. The primary objectives shall be to contain waiting automobiles within the site in a manner commensurate with the service to be rendered.



(3) Landscaping, screening, lighting, and setbacks to reduce detriment to the area and maximum amenities for the public. Low intensity, low level lighting shall be the basic requirement.

(4) Hours of operation, noise and other conditions which may be required to be specially regulated to carry out the purpose of this chapter on drive-in facilities. Limitation of late night or early morning hours of operation and noise in close proximity to residential developments shall be considered.

(b) Open Air Businesses:

(1) The minimum area of the site shall be ten thousand square feet.

(2) The minimum street frontage shall be one hundred feet.

(3) Where the site abuts property in any residentially zoned district, a buffer wall or planting strip shall be provided along the interior line.

(4) Exterior lighting shall be installed in a manner which will not create a driving hazard and shall be hooded or shielded so as to be deflected away from adjacent property.

(c) Automobile Car Wash Establishments:

(1) The operation must be completely enclosed within a building.

(2) Off-street storage space for at least six cars per car wash line for self-serve establishments shall be provided.

(3) At least twelve spaces provided for automatic establishments.

(d) Drive-in Theaters:

(1) There shall be no vehicular access to any residential street.

(2) Suitable screening shall be provided to ensure that there shall be no headlight or other illumination directed upon any residentially zoned or used property.

(3) No structure shall be located closer than one thousand feet to any residentially zoned or used property.

(e) Automobile Service Stations with Repair Services:

(1) No automobiles may be stored outside of the building of more than forty-eight hours unless parked within an enclosure having a solid wall or fence six feet in height.

(2) When abutting residentially zoned or used property, all work conducted in connection with such operations other than towing services shall be done between 7:30 a.m. and 9:00 p.m.

(3) All advertising used in connection with the previously conducted automobile service station shall be removed within sixty days of conversion and replaced with signs in conformance with appropriate City ordinances.

(4) Shall be in compliance with Section 1125.03(a)



B-3 Community Business District

1127.01 PURPOSE.

The B-3 Community Business District is designed to cater to the needs of a larger consumer population that is served by the Local Business District and is generally characterized by an integrated or planned cluster of establishments served by a common parking area and generating large volumes of vehicular and pedestrian traffic.

(Ord. 1989-81. Passed 1-2-90.)

1127.02 PRINCIPAL PERMITTED USES.

The following provisions shall apply to all B-3 Community Business Districts. In a B-3 District, no person shall hereafter use any building, structure or land, and no person shall erect any building or structure except in accordance with the following provisions:

(a) Any retail business or service establishments that are permitted as either a principal or conditional use in the B-1 District.

(b) Any retail businesses, service establishments or processing uses as follows:

(1) Any retail business whose principal activity is the sale of merchandise in an enclosed building.

(2) Any service establishment of an office, showroom or workshop nature or an electrician, decorator, dressmaker, tailor, baker, painter, upholsterer; or an establishment doing radio or home appliance repair, photographic reproduction or similar service establishments that require a retail adjunct.

(3) Private clubs, fraternal organizations, and lodge halls.

(4) Any restaurants or other place serving food or beverages, not included in paragraph (a) of this section.

(5) Bowling alleys.

(6) Theaters, assembly halls, concert halls or similar places of assembly when conducted completely within enclosed buildings.

(7) Commercial, business, or technical schools.

(8) Business, union, charitable, finance, professional and consulting offices, including office of industrial or commercial establishments, whose plants or outlets are not permitted in this district.

(9) Specialized retail uses and shops such as antique shops, gift shops, bookstores (other than adult bookstores), florist shops, photographer or artist shop and women's and men's wearing apparel.

(10) Printing shops having a sales office or retail outlet on the premises and having less than ten thousand square feet of floor area exclusive of off-street parking.

- (11) Offices which are located above the ground floor of the building.
- (12) Residential uses located above the ground floor of the building.
- (c) Accessory structures and uses customarily incidental to the above permitted uses.





B-4 Community Mixed Use District

1128.01 STATEMENT OF PURPOSE.

The B-4 Community Mixed Use District is intended to allow development of compatible commercial, industrial, and residential uses on the same site or in the same building to provide for development of projects with residences and compatible commercial and industrial uses. Non-residential uses are to be developed in a fashion that minimizes as much as possible any adverse impact on the residences within, and adjacent to, this District.

(Ord. 2004-8. Passed 5-3-04.)

1128.02 PERMITTED USES.

The permitted uses listed herein are to serve as non-exclusive examples of the type, scale, and intensity of use allowed within the B-4 District. Uses substantially similar in scope, nature and intensity, as determined by the Planning Commission, are allowed subject to the provisions of the district.

- (a) Residential uses.
- (b) Antique shops, antique restoration, and repair.
- (c) Art sales and creation: artists' shops, art galleries, handicrafts, art studios, art studios in residences, art sales, artist' lofts, art lessons, music conservatories, music lessons, art and music supply stores, stained glass sales and repair, furniture creation and sales.
- (d) Food sales: bakeries, public markets, farmers market, grocery stores, supermarkets all within an enclosed building.
- (e) Banks including drive-through facilities; bank offices, and lobby services, stand-alone ATM facility is not acceptable.
- (f) Barber shop, beauty shop, hair salon.
- (g) Bicycle manufacturing, sales, and repair.
- (h) Book stores new, used bookstores, magazine sales, magazine stands, newspaper sales, publishing printing.
- (i) New car dealerships.
- (j) Business and professional offices, business support services, business incubators.
- (k) Recreation: country clubs, private clubs, public and private parks.
- (l) Child and adult daycare centers.



- (m) Restaurants and food sales for consumption on the premises; fast casual, delicatessens, restaurants, food sales, coffee shops, diners, ice cream shops, yogurt shops, fruit and vegetable sales, breweries, specialty food sales.
- (n) Dry cleaners and laundries, laundromats, commercial uniform services.
- (o) Gift shops, department stores.
- (p) Florists and flower shops.
- (q) Apparel shops: shoes and clothing.
- (r) Theaters, motion picture and live, video rental and sales.
- (s) Photography offices, supplies, galleries, and studios.
- (t) Medical offices and clinics, health clubs, health services, dental offices, veterinary clinics (without outdoor kennels), hospitals, medical research, and development.
- (u) Hardware stores, home improvement stores, lumber suppliers, and other building materials.
- (v) Shared office services, telecommunications centers.
- (w) Lodge: bed and breakfasts, hotels, motels.
- (x) Schools: public and private schools, public and private colleges and universities, libraries.
- (y) Automobile service stations without automobile repair service.
- (z) Churches, per Section 1118.03(a).
- (aa) Research and development facilities (including light manufacturing).
- (bb) Non-metal Production: Clothing and other textile products, computer manufacturers, plastic extrusion, molding and fabricating of panels, sheets, tubes and rods, printing, publishing, and engraving, fabrication of wood furniture, cabinets and other products limited to sashes, doors, cabinets, wall boards, partitions and prefabricated house panels, cosmetics, toiletries, novelties, bond, canvas, cellophane, glass and paper.
- (cc) General Services: Sales and storage establishments if conducted wholly within enclosed buildings to the following extent:
 - (1) Public service facilities and utilities.
 - (2) Shops and offices of contractors, carpentry, electrical, masonry, plumbing, heating, ventilating, air conditioning, painting, ornamental iron, roofing, and sheet metal, placing and crating and monument works.
 - (3) Repair establishments: Electrical, electronic, and household appliances.
 - (4) Food and drink preparation: Bakeries, freezing, refrigeration, roasting, ice manufacturing, bottling works and creameries, candy, drugs, and distilled alcoholic beverages.



(5) Wholesale and warehousing, other storage establishments, parcel delivery stations providing loading and off-loading facilities entirely within an enclosed building. The sale of wholesale or warehousing of automobile equipment, dry goods and apparel, groceries and related products, raw farm products except livestock, electrical goods, hardware, plumbing and heating equipment and supplies, machinery and equipment, tobacco and tobacco products, beer, wine and distilled alcoholic beverages, paper and paper products, furniture and home furnishings and any commodity the manufacture of which is permitted in the district.

(Ord. 2004-8. Passed 5-3-04.)