

## **SECTION 12 - B-2 GENERAL BUSINESS DISTRICT**

### **A. Purpose**

The intent of the B-2 GENERAL BUSINESS DISTRICT is to provide a district that will retain and allow general commercial uses in the small, unincorporated urban communities in the county.

### **B. Permitted Uses**

The following uses shall be permitted within the B-2 GENERAL BUSINESS DISTRICT:

1. Antique store
2. Apparel and accessory store
3. Appliance store, sales and service
4. Art supply store
5. Art gallery
6. Artist studio or school
7. Automobile laundries, car washes
8. Automobile service stations for the sale of gasoline, oil and accessories
9. Bakery retail
10. Bank, including drive-in bank
11. Bar, including lounges, night clubs, on sale liquor establishment
12. Barber and beauty shops
13. Bicycle sales and repair shop
14. Billboard and signs as regulated in SECTION 15
15. Book store, antique or gift shop, art and school supply
16. Bowling alleys
17. Business machines store
18. Cabinet or carpenter shop
19. Camera and photographic supply store

20. Candy, ice cream, soda pop or confectionery stores
21. Clinic, dental or medical
22. Clothing or ready-to-wear stores, dry goods or notion stores
23. Dairy store
24. Delicatessen store
25. Department store
26. Dressmaking, seamstress
27. Drive-in restaurants
28. Drug store
29. Dry cleaning or laundry collection stations
30. Floral sales
31. Frozen food lockers for industrial or family use
32. Furniture store and home furnishings
33. Garages (repair)
34. Garden, supplies store
35. Gift, novelty or souvenir store
36. Government or municipal buildings
37. Grocery store
38. Hardware store
39. Health equipment store
40. Hobby shop
41. Hotel
42. Interior decorator
43. Jewelry store

44. Laboratory, dental or medical
45. Laundromats, or self-service laundries
46. Liquor store (off sale)
47. Locksmith
48. Luggage store
49. Marine and boat sales
50. Meat markets
51. Mortuary
52. Motel
53. Music store
54. Office of any type
55. One (1) family dwellings as regulated in SECTION 8
56. Optician
57. Optical goods
58. Paint and wallpaper store
59. Photographic studio or picture processing
60. Postal sub-station
61. Repair, rental, and servicing of any article the sale of which is permitted in this DISTRICT
62. Restaurant, tea room, café
63. Shoe repair shop, or shoe store
64. Sporting goods store
65. Stationary store
66. Tailor
67. Telephone booth (outside) and telephone exchange

68. Theater not including drive-in theater
69. Toy store
70. Travel bureau or agency
71. Variety store
72. Vending machines

#### C. Conditional Uses

The following uses may be allowed in the B-2 GENERAL BUSINESS DISTRICT, subject to the provisions of SECTION 16.

Other business activities of the same general character as listed in B of this SECTION.

#### D. Accessory Uses

The following uses shall be permitted accessory uses within the B-2 GENERAL BUSINESS DISTRICT.

Accessory uses customarily incident to the uses permitted in B and C of this SECTION.

#### E. Height and Yard Regulations

1. Height Regulations:
  - a. No building hereafter shall be erected or structurally altered to exceed two (2) stories or thirty (30) feet in height.
2. Front Yard Regulations:
  - a. There shall be a front yard setback of not less than two hundred (200) feet from the centerline of Interstate Highways.
  - b. There shall be a front yard setback of not less than one hundred thirty (130) feet from the centerline of US Highways and State Highways.
  - c. There shall be a front yard setback of not less than eighty-five (85) feet from the centerline of County State Aid and County Roads.
  - d. A front yard setback of forty-five (45) feet from the centerline shall be required on other public rights of way.

3. Side Yard Regulations:

- a. No side yard shall be required, except that no building shall be located within fifteen (15) feet of any rear or side lot line abutting a lot in any RESIDENCE DISTRICT.

4. Rear Yard Regulations:

- a. No rear yard shall be required, except that no building shall be located within fifteen (15) feet of any rear or side lot abutting a lot in any RESIDENCE DISTRICT.

F. General Regulations

Additional requirements for signs, parking, sewer and water systems and other regulations in the B-2 GENERAL BUSINESS DISTRICT are set forth in SECTION 15.