

Section 9.00 B-2 - HIGHWAY BUSINESS DISTRICT.

Section 9.01. Purpose.

The purpose of the B-2 highway business district is established to encourage the functional grouping of those commercial enterprises which cater primarily to either "local" or "through" motorists. Typical uses offer accommodations and services to motorists, specialized outlets and commercial amusement enterprises. The requirements of this district are developed to minimize traffic hazards and interference with other related uses in the vicinity.

Section 9.02. Uses Permitted.

- A. Automobile service including auto equipment sales, car wash service, new and used car sales lots and trailer sales areas, gasoline service stations and auto repair garages
- B. Business services including banks, offices and postal stations
- C. Clothing services including dry cleaning and laundry establishments, laundromats, dressmaking, millinery and tailor shops and shoe repair shops
- D. Equipment services including radio and television shops, electrical appliance shops, showrooms
- E. Medical services including clinics, hospitals, rest homes and animal clinics
- F. Food services including grocery stores, fruit, vegetable and meat markets, supermarkets, restaurants, delicatessens, candy shops and bakeries
- G. Personal services including barber and beauty shops, reducing salons, photographic shops and funeral homes
- H. Retail services including drug stores, hardware stores, haberdashery, stationery and bookstores, news shops, apparel shops, show room, flower shops and commercial greenhouses
- I. Recreation services including theaters, bowling alleys, pool and billiard rooms, dancing academies and roller and ice skating rinks and miniature golf courses
- J. Hotels, motels, private clubs and lodges; wholesale establishments, taverns, night clubs and on and off liquor stores; trade schools; commercial parking garages; sales rooms, public transportation terminals, public utility buildings and transformer stations without storage yards
- K. Residence when included as an integral part of the principal building to be occupied by the owner or his employee
- L. Any similar commercial establishment or professional service or commercial service not specifically stated or implied elsewhere in this section
- M. Drive-in restaurants, drive-in banks and drive-in services or businesses not herein strictly prohibited
- N. Buildings used for closed storage, distributing stations, but not including fuel yards, junk yards or used automobile parts or wrecking establishments or businesses handling waste or junk and those businesses which are offensive by reason of sight, odor, noise, smoke or vibration to the surrounding neighborhood.
- P. Buildings and uses customarily necessary to any of the above permitted uses, which may include the repair, alteration, finishing assembly, fabrication or storage of goods

Q. Buildings and uses customarily necessary to any of the above permitted uses, but which will not be detrimental either by reason of sight, odor, smoke, noise, dust or vibration to the surrounding neighborhood

R. Rental units may be maintained above the ground floor. In such buildings the ground floor must be commercial space only

S. Lumber yards

Section 9.03. Conditional Uses.

The following may be permitted upon recommendation of the planning commission and approval of the city council:

A. Recreational camping areas

B. Open air display areas for the sale of manufactured products such as garden furniture, hardware items and nursery stock, or rental of manufactured products or equipment

Section 9.04. Building Height.

No building or structure hereafter erected or altered shall exceed forty (40) feet in height.

Section 9.05. Lot Area, Frontage And Yard Requirements.

The following minimum requirements shall apply:

Use	Lot Area	Lot Width	Yards			
			Front	Rear	Least Side	Sum of Sides
All	5,000 sq. ft (c)	50'	45'	30' (b)	0'	20' (a)

(a) a minimum side yard of thirty (30) feet shall be required on that side of the property abutting any AG, R-1 or R-2 district.

(b) where alleys exist, the measurements of the rear yard may include one-half (1/2) the width of the alley.

(c) commercial condominiums shall have a minimum of seven thousand (7,000) square feet of lot area per unit.

A. Zero lot line requirements. When structures are placed on one (1) interior side property line with a zero (0) setback, the structure setback on the other interior side property line shall be a minimum of twenty (20) feet. When interior units of townhouses/row houses are placed on interior side property lines with zero (0) setbacks, the structure setback for end units shall be a minimum of sixteen (16) feet. All developments using the zero (0) lot line provision must submit a site plan according to the provisions of this ordinance. The site plan shall include a plat drawn to the specifications of the city's subdivision ordinance. Each structure shall be located on its own individually platted lot. The plat shall indicate the zero (0) lot lines, easements and provisions for common areas and their maintenance.