

§ 13-7.25. B-2 HIGHWAY BUSINESS DISTRICT.

§ 13-7.2501. Purpose.

This district is designed for retail and service type business uses.

§ 13-7.2502. Required Conditions. [Ord. 17-09 § 15]

A. Principal Uses.

1. All principal uses permitted in the B-1 Limited Business District.
2. Restaurants with drive-thru facilities.
3. Lumber yards.
4. Theaters and cinemas.

B. Accessory Uses.

1. Off-street parking.
2. Fences.
3. Signs subject to the provisions of Section 13-8.9.
4. Outdoor display of merchandise subject to the provisions of Section 13-7.817.
5. Customary accessory uses and buildings which are clearly incidental to the principal use and building.

C. Conditional Uses.

1. Institutional uses.
2. Nursing homes and assisted living facilities.
3. Motor vehicles sales establishments.
4. Vehicular service stations.

D. Area, Yard and Building Requirements.

1. Minimum lot area: 10,000 square feet.
2. Minimum lot width at setback: 100 feet.
3. Minimum lot frontage: 100 feet.
4. Minimum front yard setback: 40 feet.
5. Minimum rear yard setback:
 - (a) Principal building: 20 feet

- (b) Accessory building: 20 feet
- 6. Minimum side yard setback:
 - (a) Principal building: 10 feet
 - (b) Accessory building: 10 feet
- 7. Maximum building height: 2 stories and not more than 28 feet unless the lot shall be adjacent to an interstate highway interchange, in which event the maximum building height may be increased to, but shall not exceed, 40 feet. Design elements such as clock towers, sky lights, entrance treatments and similar features shall be permitted at the discretion of the Board but in no case exceed a 50 foot height from grade to top of roof.
- 8. Maximum floor area ratio: .20
- 9. Maximum impervious coverage: sixty (60%) percent.
- 10. Parking setbacks: parking, including access aisles and driveways, shall be located no closer than 10 feet to a front building wall and no closer than 5 feet to the side and rear building walls.