

SECTION 46. CENTRAL BUSINESS (B-2) DISTRICT

1. Purpose.

The central business (B-2) district is intended to provide for the general retail shopping of persons living in East Bethel and surrounding trade area. The applicable development regulations within the B-2 district encourage high density commercial development with or without drive-thru services.

2. Permitted uses.

- A. Club or lodge.
- B. Florist, commercial.
- C. Health/recreation facility.
- D. Dwelling, condominium, when located above the street level floor.
- E. Medical uses—Except for hospitals, long-term inpatient care centers, mobile or transitory medical facilities and laboratories.
- F. Office.
- G. Recreation—Public.
- H. Restaurant—Fast food and full service.
- I. Retail/office/multi-tenant structure.
- J. Retail sales and services conducted completely within the structures.
- K. Financial services.
- L. Tavern, bar, brewery or taproom.
- M. Motor vehicle service station (with no minor or major repair facilities).
- N. Essential services, governmental.
- O. Brew pub.
- P. Craft brewery.
- Q. Micro distillery.
- R. Food truck.
- S. Cannabis event.

(Ord. No. 28, Third Series, 6-17-2015; Ord. No. 2021-06, 10-11-2021; Ord. No. 2024-05, § 9, 12-3-24)

3. Accessory uses.

- A. Outdoor sidewalk cafe.

-
- B. Trash enclosure service structure.
 - C. Other uses customarily associated with but subordinate to a permitted use as determined by the city.
 - D. Radio and television receiving antennas including single satellite dish TVROs, short-wave radio dispatching antennas, or those necessary for the operation of household electronic equipment including radio receivers, federal licensed amateur radio stations and television receivers, as regulated by Section 17 [16]. Telecommunication[s] Facilities.
 - E. Lower-potency hemp edible retailer for a business with a valid liquor license issued under City Code Chapter 6.

(Ord. No. 2024-05, § 10, 12-3-24)

4. Conditional uses.

- A. Essential services—Utility substation.
- B. Place of worship.
- C. Schools.
- D. Drive-thru services.
- E. Licensed residential facility—Serving seven or more persons.
- F. Daycare facility—Licensed.
- G. Exterior storage associated with retail sales and services.
- H. Hotel/motel.
- I. Funeral home.
- J. Crematorium.
- K. Veterinary services.
- L. Bed and breakfast inn.
- M. Nursing home.
- N. Recreation, commercial.
- O. Other uses similar to those permitted in this section as determined by the city council.
- P. Car wash.
- Q. Cannabis microbusiness.
- R. Cannabis retailer.
- S. Lower-potency hemp edible retailer.

(Ord. No. 2021-06, 10-11-2021; Ord. No. 2024-05, § 11, 12-3-24)

5. Interim uses.

- A. Grading activities that move more than 1,000 cubic yards of material per acre.
- B. Communication tower.

-
- C. Other uses similar to those permitted in this section as determined by the city council.

6. Certificate of compliance.

Temporary/seasonal sales as permitted in Section 10. General Development Regulations.

7. Development regulations.

- A. Minimum lot requirements.

1)	Lot area	
	a)	Without sewer and water
	b)	With sewer and water
2)	Lot width	
	a)	Without sewer and water
	b)	With sewer and water

- B. Setbacks.

1)	Front yard:	
	a)	City right-of-way
	b)	State/county right-of-way
2)	Side yard:	
	a)	City ROW
	b)	State/county ROW
3)	Rear yard	

- C. Maximum building height: Measured to the eave, maximum height of three stories or 30 feet, whichever is less.
- D. Maximum lot coverage: 80 percent.

(Ord. No. 19, Second Series, 5-5-2010; Ord. No. 28, Second Series, 12-1-2010; Ord. No. 2021-06, 10-11-2021)