

Sec. 134-252. - Community business (B-2).

- (a) *Intent and purpose.* The B-2 community business district is intended primarily to meet the shopping and limited service needs of several neighborhoods or a substantial territory. Retail stores are intended to include convenience, fashion and durable goods. Typically, the maximum parcel size to be zoned for such a use shall be ten acres and should be located along collector or local roadways.
- (b) *Permitted uses.*
- (1) Single-family dwellings.
 - (2) Duplex (two-family) dwellings.
 - (3) Multifamily dwellings.
 - (4) Animal hospitals, inside.
 - (5) Art galleries.
 - (6) Auditoriums.
 - (7) Banks, financial institutions.
 - (8) Bicycle sales and rental (indoor and outdoor) and repair.
 - (9) Business services (except heavy equipment sales and services).
 - (10) Convalescent homes.
 - (11) Dry cleaning (drop off and pick up only).
 - (12) Food catering.
 - (13) Fruit-packing/shipping (inside).
 - (14) Gardens.
 - (15) Group homes/foster care.
 - (16) Hospitals.
 - (17) Hotels/motels/lodging.
 - (18) Indoor recreation and amusements (except amusement arcades).
 - (19) Libraries.
 - (20) Locksmiths.
 - (21) Lodges/fraternities/sororities.
 - (22) Medical, dental, veterinarian offices.
 - (23) Medical marijuana treatment centers.
 - (24) Museums.
 - (25) Orphanages.
 - (26) Package stores.

- (27) Parking, free or charge.
- (28) Personal services.
- (29) Places of worship.
- (30) Photography and art studios.
- (31) Post offices.
- (32) Professional offices.
- (33) Radio and television studios.
- (34) Repair services, jewelry, electronics, and small appliances.
- (35) Restaurants, bakeries, delicatessens, cafes (enclosed).
- (36) Retail sales and services (indoor).
- (37) Schools.
- (38) Tailors.
- (39) Taxidermists.

(c) *Prohibited uses.*

- (1) Adult use establishments.
- (2) Automobile, parts and accessory retail sales.
- (3) Pawn shops.
- (4) Any use not listed as an accessory or permitted under this section, or any use not approved as a special exception under this chapter.

(d) *Lot, yard, and height regulations.*

- (1) Front yard - 10 feet.
- (2) Side yard - 0 feet.
- (3) Rear yard - 0 feet.
- (4) Lot area - 6,000 square feet.
- (5) Lot width - 60 feet.
- (6) Living area - None.
- (7) Lot cover - 60 percent.
- (8) Maximum floor area ratio - 0.50.
- (9) Floor height - None.