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## 6.12 Downtown Business (B-2)

### 6.121 Principal Uses Permitted

Those uses permitted and as regulated in the Neighborhood Business District (B-1).

Hotels, motels, motor hotels.

Theatres.

Billiard parlors, bowling alleys and similar indoor amusement enterprises.

~~Multi family dwellings~~ Dwellings, as per Article 6.125 below.

Newspaper plant, printing and publishing. (Ord. No. 21-77, § 2, 12-12-77)

### 6.122 Accessory Uses Permitted

Parking lots and structures.

Garage or other building not used as a dwelling and accessory to the principal use.

Only that wholesaling of merchandise which is clearly incidental and subordinate to the principal retail use on the premises.

### 6.123 Conditional Uses Permitted

Microbreweries, microdistilleries, microwineries, and brewpubs. Car wash establishments, provided that surface water from such establishments shall not drain onto adjacent property, and that adequate on-site storage lanes and parking facilities shall be provided so that no public way shall be used for such purposes.

Churches, libraries, country cubs, recreational and/or social clubs operated not for profit, nursing homes convalescent or extended care facilities, rest homes, mortuaries, funeral homes, automobiles services stations, drive-in banks and business offices. (Ord. No. 30-83, § 12, 1-11-84; Ord. No. 4-2014, 5-6-14)

### 6.124 Reserved

(Ord. No. 30-83, § 1, 1-11-84)

### 6.125 Dimension and Area Requirements

~~None (a)~~

Maximum Height:	None
Minimum Lot Area, with Sanitary Sewers:	None
Minimum Lot Area, without Sanitary Sewers:	None
Maximum Lot Coverage:	None
Minimum Lot Width:	None
Minimum Front Yard:	None
Minimum Side Yard:	None
Minimum Rear Yard:	None

~~(b) Dwellings. Residential dwelling units may be located on the first floor/story of a building within the B-2 zone, provided all of the following applies:~~

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1. The residential unit is located behind a commercial/professional store front, and
2. The front facade and character of the building shall not be altered from its existing commercial/professional appearance, and
3. The front commercial/professional unit shall be either a minimum of 200 square feet in size, or 25% of that floor's total area, whichever is smaller.

#### **6.126 Parking Requirements**

Parking requirements may be found in Article 10 of this Zoning Order.

#### **6.127 Sign Requirements**

Sign requirements may be found in Article 11 of this Zoning Order.