
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 clubs, 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.