

ARTICLE XII “B-2” General Business Districts

Section 1. GENERAL DESCRIPTION.

This business district is designed to accommodate the needs of a larger consumer population than is served by the “B-1” Limited Business District, thus a wider range of services and goods is permitted for both daily and occasional shopping and service needs. Persons living in the community and in the surrounding trade territory require direct and frequent access.

Section 2. PRINCIPAL USES.

Property and buildings in the “B-2” General Business District shall be used only for the following purposes:

- 2.001 ALL USES PERMITTED IN THE “B-1” LIMITED BUSINESS DISTRICT WITHOUT LIMITATION ON FLOOR AREA.
- 2.002 AIRCRAFT AND ACCESSORIES SALES AND SERVICE.
- 2.003 ANIMAL CLINICS AND HOSPITALS.
- 2.004 ARCHERY RANGES.
- 2.005 AUCTION HOUSES.
- 2.006 AUDITORIUMS, STADIUMS AND ARENAS.
- 2.007 AUTOMOBILE SERVICE STATIONS.
- 2.008 BAKERIES, WHOLESALE.
- 2.009 BANKS AND OTHER SIMILAR FINANCIAL INSTITUTIONS, INCLUDING DRIVE-IN FACILITIES.
- 2.010 BARBER AND BEAUTY SHOPS.
- 2.011 BLUEPRINTING AND PHOTOCOPYING SHOPS.
- 2.012 BOWLING ALLEYS.
- 2.013 BUILDING MAINTENANCE SERVICES.
- 2.014 BUS TERMINALS AND MAINTENANCE FACILITIES.
- 2.015 BUSINESS AND TECHNICAL SCHOOLS.
- 2.016 CATERING SERVICE FACILITIES.
- 2.017 COMMUNITY AND RECREATION CENTERS.
- 2.018 CONTRACTOR'S SHOPS. PROVIDED THAT ALL FABRICATING AND STORAGE OF MATERIALS AND EQUIPMENT IS WITHIN A BUILDING.

- 2.019 CONVALESCENT, NURSING HOMES AND SIMILAR CARE-FACILITIES.
- 2.020 COSTUME RENTAL SHOPS.
- 2.021 CREMATORIA.
- 2.023 CURRENCY EXCHANGES.
- 2.024 DINNER THEATERS AND DANCE HALLS.
- 2.025 DRIVE-IN THEATERS.
- 2.026 DRIVING SCHOOLS.
- 2.027 EMPLOYMENT AGENCIES.
- 2.028 EXTERMINATING SERVICE FACILITIES.
- 2.029 FLORIST SHOPS, WHOLESALE.
- 2.030 FROZEN FOOD LOCKERS.
- 2.031 GOLF RANGES.
- 2.032 GREENHOUSE, COMMERCIAL.
- 2.033 HEALTH CLUBS AND GYMNASIUMS.
- 2.034 HOSPITALS AND SANITARIUMS.
- 2.035 HOTELS, MOTELS AND MOTOR LODGES.
- 2.036 INDEPENDENT OFF-STREET PARKING AREAS.
- 2.037 LIBRARIES AND MUSEUMS.
- 2.038 LIGHTING AND ELECTRICAL EQUIPMENT SALES AND SERVICE
- 2.039 MAIL ORDER HOUSES.
- 2.040 MARINE CRAFT AND ACCESSORIES SALES AND SERVICE.
- 2.041 MEDICAL AND ORTHOPEDIC APPLIANCE AND SUPPLY STORES.
- 2.042 MEDICAL AND DENTAL LABORATORIES.
- 2.043 MINIATURE GOLF COURSES.
- 2.044 MOTOR VEHICLE RENTAL AGENCIES.
- 2.045 MOTOR VEHICLE SALES AND SERVICE.
- 2.046 MOTOR VEHICLE AND MOTOR REPAIR SHOPS, EXCLUDING MAJOR BODY REPAIR, REBUILDING AND PAINTING.
- 2.047 MOTOR VEHICLE PARTS AND ACCESSORIES SALES AND SERVICE.

- 2.048 MOBILE HOME AND MOTORHOME SALES AND SERVICE.
- 2.049 MOVIE AND DRAMA THEATERS, INCLUDING OUTDOOR.
- 2.050 PAWN SHOPS.
- 2.051 PENNY AND VIDEO ARCADES.
- 2.052 PERSONNEL TRAINING CENTERS.
- 2.053 PLUMBING, HEATING AND AIR CONDITIONING EQUIPMENT SALES AND SERVICE.
- 2.054 POSTAL SERVICE, DISTRIBUTION CENTER.
- 2.055 PRINTING AND PUBLISHING OF NEWSPAPERS, PERIODICALS AND BOOKS, INCLUDING LETTER PRESS WORK.
- 2.056 RADIO AND TELEVISION BROADCASTING STUDIO.
- 2.057 RADIO AND TELEVISION SALES AND REPAIR.
- 2.058 RECORDING STUDIOS.
- 2.059 RECREATIONAL AND SPORTS VEHICLES SALES AND SERVICE.
- 2.060 RESTAURANTS, EXCEPT DRIVE-IN.
- 2.061 ROLLER AND ICE SKATING FACILITIES.
- 2.062 SEASONAL ROADSIDE STANDS AND TEMPORARY OUTDOOR MARKETS.
- 2.063 SEWING MACHINES SALES AND SERVICE.
- 2.064 SPORTS CENTERS AND TRAINING SCHOOLS.
- 2.065 TAVERNS.
- 2.066 TAXICAB DISPATCHING OFFICE AND STORAGE.
- 2.067 TAXIDERMISTS.
- 2.068 VARIETY STORES.
- 2.069 WINDOW CLEANING SERVICE FACILITIES.
- 2.070 ACCESSORY USES AND BUILDINGS INCIDENTAL TO AND ON THE SAME ZONING LOT AS A PRINCIPAL USE.

Section 3. SPECIAL USES.

Property and buildings in the "B-2" General Business District may be used for the following purposes upon review and approval by the Board of Appeals in accordance with Article XVIII:

- 3.001 ALCOHOLIC, PSYCHIATRIC AND NARCOTIC TREATMENT FACILITIES.

- 3.002 AUCTION ROOMS AND FACILITIES.
- 3.003 AUTOMOBILE WASHING FACILITIES.
- 3.004 FOOD LOCKERS.
- 3.005 GENERAL WAREHOUSES AND STORAGE FACILITIES.
- 3.006 LUMBER AND BUILDING MATERIAL YARD AND STORAGE FACILITIES.
- 3.007 MASONRY, STONEMWORK AND TILE SETTING SHOPS.
- 3.008 MILLWORK AND CABINET FABRICATING SHOPS.
- 3.009 MINI-WAREHOUSES FOR STORAGE OF HOUSEHOLD GOODS AND RECREATIONAL EQUIPMENT.
 - a. A mini warehouse development shall have a minimum lot area of one (1) acre.
 - b. Off street parking shall be provided as follows
 - (1) One (1) space for each ten (10) storage cubicles, distributed throughout the area.
 - (2) One (1) space for every twenty five (25) storage cubicles, to be located at the site office for use by prospective clients.
 - c. A landscaping strip, twenty (20) feet in width, shall be provided along all sides adjoining streets, and all borders where the property abuts a residential zoning district. A landscaping plan shall be provided with the site plan. All landscaping areas shall be maintained in good condition.
 - d. One way drives shall provide for a ten (10) foot parking lane and a fifteen (15) foot travel lane. Two way drives shall provide a ten (10) foot parking lane and two (2) twelve (12) foot travel lanes. Parking lanes may be eliminated if a driveway does not serve storage cubicles.
 - e. All areas not covered by buildings or landscaping shall be surfaced with concrete, or asphaltic concrete.
 - f. No outside storage shall be allowed.
 - g. No activity other than dead storage of goods shall be allowed.
 - h. A minimum thirty five (35) foot wide building separation shall be maintained.
 - i. Trash enclosures shall be provided and maintained by the project owner.
 - j. Signs shall be limited to those identifying the nature of the building and shall conform to the sign regulations of the Village. Directional signs for traffic control shall be allowed.
- 3.011 MULTIPLE-FAMILY DWELLINGS.
- 3.012 ONE-FAMILY DWELLINGS.

- 3.013 PUBLIC UTILITY AND SERVICE USES AND FACILITIES AND TELECOMMUNICATIONS TOWERS.
- 3.014 RESTAURANTS, DRIVE IN.
- 3.015 TRUCK TERMINALS.
- 3.017 OTHER USES DETERMINED BY THE PLANNING COMMISSION TO BE OF A SIMILAR NATURE AND CHARACTER AS THE FORGOING.
- 3.016 TWO-FAMILY DWELLINGS.
- 3.017 WELDING SHOPS.
- 3.018 WHOLESALE TRADE OFFICES AND STORAGE FACILITIES.

Section 4. HEIGHT REGULATIONS.

No building or structure shall exceed three (3) stories or fifty (50) feet in height.

Section 5. MINIMUM LOT AREA, FRONTAGE AND YARD REQUIREMENTS.

5.001 Minimum Lot Area. A lot upon which a building or structure is located which is used exclusively as a dwelling shall have the following minimum lot area:

One-family dwelling	6,000 sq.	ft./dwelling
Two-family dwelling	4,000 sq.	ft./dwelling unit
Multiple-family dwelling	3,000 sq.	ft./dwelling unit

5.002 MINIMUM FRONTAGE AND YARD REQUIREMENTS for Dwellings. The following minimum requirements shall be observed:

			Front Yard	Side Yard	Rear Yard	
	Lot Width		Depth	Width	Depth	
a.	One-family dwellings.		75 ft.	25 ft.	7.5 ft	30 ft.
b.	Two-family dwelling (Duplex/Condo attached Using zero lot line – each Unit lot)		60 ft	25 ft	7.5 ft	30 ft.
c.	Multiple family dwelling	100 ft	30 ft.	15 ft.		30 ft.
d.	Other uses	none	30 ft.	None, except where adjoining feet, except an “R” District, then same as required in “R” District.		Twenty (20) where adjoining an “R” District then 30 ft.

Section 6. SCREENING.

When a principal or special use is established or expanded in the “B-2” General Business District and when such use is located adjacent to a property zoned residential, the owner or agent of the property zoned “B-2” General Business District shall provide a landscaped screening and buffer area between the

business district use and the residential-zoned property. Such landscaped screening and buffer area shall be located within the business district zoned property and shall consist of a suitable combination of plant materials and fencing to visually screen the business use from the residential zoned area on a year around basis. Failure to provide and maintain such landscape screening and buffer shall constitute a violation of the Ordinance.