

Chapter 6

BUSINESS DISTRICTS

6.01 Purpose of the Business Districts.

- A.** Achieve the commercial objectives of the Comprehensive Plan.
- B.** Meet the needs for commercial services and good of the trade area.
- C.** Preserve and promote the development of efficient commercial facilities and encourage a compatible relationship between commercial facilities and other land uses and thoroughfares by:
 - 1.** Differentiating the types and purposes of commercial activities.
 - 2.** Establishing bulk and area controls.
 - 3.** Requiring off-street loading and parking facilities as required in Chapter 10.
 - 4.** Controlling the number, area, location and types of signs as required in Chapter 11.
 - 5.** Protecting the character of commercial districts and their peculiar suitability for commercial uses.

6.02 Local Business District (LB)

The Local Business District (LB) is designed to meet the day-to-day convenience shopping and service needs of persons living in nearby residential areas. Uses allowed in this district will, in general, be a less intense use than those allowed in the General Business District.

A. Permitted uses include:

- 1.** Residential uses - including:

Single-family dwelling.

Two-family dwelling.

Manufactured Home Type I as defined in Section 5.08.C.

Cultural and Recreational Facilities - including. Churches, Parks and Recreational Facilities, Libraries, Museums, Zoos.

Home Occupations, traffic and non-traffic generating.

Permanent Utility Structures for essential services.
Public or Private primary or secondary schools.
Development Disabilities Residential Facilities. See Section 5.02.A.8.
Residential Accessory Uses as provided by Section 5.03 and Sections 2.06-2.09.

2. Local business uses which are primarily of a retail or service nature and specifically classified or implied in the following categories of uses:
 - a. Business Services - including:
 - Bank.
 - Office building.
 - Postal station.
 - Telephone/Telegraph exchange or public utility substation.
 - Utility company business office.
 - b. Clinic.
 - c. Clothing Service - including:
 - Dry cleaning establishment.
 - Dressmaking.
 - Millinery.
 - Self-service laundry and dry cleaning.
 - Shoe repair shop.
 - Tailor and pressing shop.
 - d. Equipment Service - including:
 - Electric appliance shop and sales.
 - Radio or television shop and sales.
 - Record shop and sales.
 - e. Food Service - including:
 - Bakery.
 - Cold storage locker, for individual use.
 - Delicatessen.
 - Grocery.
 - Meat market.
 - Restaurant, excluding Drive through windows and Drive-ins.
 - f. Funeral Home.
 - g. Personal Service - including:
 - Barber shop.
 - Beauty shop.
 - Physical fitness facility.
 - Photographic studio.

- h. Pet shop or Pet grooming - (not including a Kennel).
- i. Recreational uses - including:
 - Billiard room.
 - Bowling alley.
 - Dancing Academy.
 - Sport Shops including Bait Sales.
- j. Restaurant, excluding Drive-through windows and Drive-ins.
- k. Retail Service, Retail Stores - including:
 - Apparel shop.
 - Antique shop.
 - Drug store.
 - Flower and/or gift shop.
 - Hardware or paint store.
 - Jewelry store.
 - News dealer.
 - Shoe store.
 - Show room and sales area for articles to be sold at retail.
 - Stationer.
 - Toy store.
 - Variety store.
- l. Studio business - including:
 - Art shop.
 - Interior decorating.
 - Music shop.

B. Performance Standards: The following regulations shall apply in the Local Business District (LB) in addition to the General Provisions in Chapter 2. Commercial Accessory Uses are subject to the same provisions as the principal use unless otherwise noted in this Ordinance.

1. **Lot Area:** The lot shall contain not less than six thousand square feet.
2. **Lot Width:** The minimum lot width shall be sixty feet and when the depth is less than the width, the lot depth shall be fifty feet.
3. **Lot Frontage:** All lots within the "LB" District shall maintain a minimum of sixty feet of frontage on a publicly or privately maintained street.
4. **Yard and Setback Requirements:**
 - a. Front Yard: Not less than twenty-five feet from the property line.

- b. Side Yards: Least width of either side yard shall not be less than ten feet except in the case of a corner lot, where the side yard on the street side shall not be less than the required front yard setback.
- c. Rear Yard: Not less than ten feet.
- d. **"EXCEPTION: Those properties within the Downtown Area (map can be viewed in Planning Department) shall be exempt from these setback and yard requirements as they pertain to the replacement of existing structures on their present foundations. Any building that is replaced shall be rebuilt on its existing foundation regardless of the District yard and setback requirements. If there is no existing foundation to use, the setback of the new building shall be determined by the Board of Zoning Appeals. All such other requirements of this Chapter as they pertain to design standards shall apply."**
(Ord. 04-06-20, passed 4-24-07) #04-07-02, Map of Affected Area

- 5. **Height Requirement:** Except as otherwise provided, the following height requirements shall apply to all buildings, structures and uses in this district.
- 6. **Ground Floor Area:** The minimum ground floor area is not applicable to business districts for business uses. The minimum size of a residential structure shall be nine hundred and fifty square feet of living area for a single-story structure. The minimum size of a residential structure shall be one thousand two hundred square feet for a multiple-story structure. This number excludes all garages, porches, and basements, which do not include living area. In a multi-family dwelling, each dwelling unit shall have at least seven hundred and fifty square feet of living area.
- 7. **Lot Coverage:** The maximum lot coverage in a Local Business District is fifty percent of the entire lot.

C. Other Regulations:

- 1. **Off-Street Parking:** For residential uses, two parking spaces per dwelling unit, excluding garages. Other off-street parking requirements as set forth in Chapter 10.
- 2. **Sign Requirement:** Sign Requirements as set forth in Chapter 11.
- 3. **Operations in an Enclosed Building:** All operations shall be conducted within a fully enclosed building. The Board of Zoning Appeals may allow for outdoor storage in conjunction with a permitted use as a Special Exception as set forth in Chapter 12, Board of Zoning Appeals.

4. **Building Size:** The enclosed building shall be less than three thousand square feet.
5. **Multi-family Dwellings:** Multi-family dwelling with a Special Exception as set forth in Chapter 12, Board of Zoning Appeals.

6.03 General Business District

The General Business District (GB) provides sites for heavier types of business and commercial uses.

A. **Permitted uses include:**

1. Residential Uses - including:

Single-family dwelling.
Two-family dwelling
Manufactured Home Type I as defined in Section 5.07.C,
Cultural and Recreational Facilities - including: Churches, Parks and
Recreational Facilities, Libraries, Museums, Zoos.
Home Occupations, traffic and non-traffic generating.
Permanent Utility Structures for essential services.
Public or Private primary or secondary schools.
Development Disabilities Residential Facilities. See Section 5.02.A.8.
Residential Accessory Uses as provided by Section 5.03 and Sections 2.06-2.09.

2. Local business uses, as defined in Section 6.02.A.2 of this Chapter.

3. General business uses which are primarily of a retail or service nature and specifically classified or implied in the following categories of uses:

a. Automobile service - including:

Automobile service center.
Dealers, new or used
Parking garage.
Repair: major or minor.
Salesroom: including mobile home, recreation vehicle or trailer sales.

b. Business recreational uses - including:

Billiard room.
Bowling Alley
Club or Lodge.
Dancing Academy.

- c. Farm implement and construction (machinery) new or used and service building.
- d. Food service - including:
Supermarket; or any other food service requiring more than three thousand square feet.
- e. Hotels and motels.
- f. Medical Services - including:
Clinics.
Hospitals.
- g. Restaurant - including drive-throughs.
- h. Retail store and service - including:
Department stores.
Shopping centers.
- i. Storage warehouse - including self-service storage facility.
- j. Truck service center.
- k. Wholesale establishment

B. Performance Standards: The following regulations shall apply in the General Business District (GB) in addition to the General Provisions in Chapter 2. Commercial Accessory Uses are subject to the same provisions as the principal use unless otherwise noted in this ordinance.

- 1. Lot Area:** The lot shall contain not less than six thousand square feet.
- 2. Lot Width:** The minimum lot width shall be sixty (60) feet and when the depth is less than the width, the lot depth shall be fifty (50) feet.
- 3. Lot Frontage:** All lots within the "GB" District shall maintain a minimum of sixty feet of frontage on a publicly or privately maintained street
- 4. Yard and Setback Requirements:**
 - a. Front Yard: Not less than twenty-five (25) feet from the property line.
 - b. Side Yards: Least width of either side yard shall not be less than ten (10) feet except in the case of a corner lot, where the side yard on the street side shall not be less than the required front yard setback.

- c. Rear Yard: Not less than ten (10) feet.
- 5. **Height Requirement:** Except as otherwise provided, the following height requirements shall apply to all buildings, structures and uses in this district.
 - a. All Primary Structures shall not exceed a height of fifty (50) feet.
- 6. **Ground Floor Area:** The minimum ground floor area is not applicable to business districts for business uses. The minimum size of a residential structure shall be nine hundred and fifty square feet of living area for a single-story structure. The minimum size of a residential structure shall be one thousand two hundred square feet for a multiple-story structure. This number excludes all garages, porches, and basements, which do not include living area. In a multi-family dwelling, each dwelling unit shall have at least seven hundred and fifty square feet of living area.
- 7. **Lot Coverage:** The maximum lot coverage in a General Business District is fifty percent (50%) of the entire lot.

C. Other Regulations:

- 1. **Off-Street Parking:** For residential uses, two parking spaces per dwelling unit, excluding garages. Other off-street parking requirements as set forth in Chapter 10.
- 2. **Sign Requirement:** Sign Requirements as set forth in Chapter 11.
- 3. **Operations in an Enclosed Building:** All operations shall be conducted within a fully enclosed building. The Board of Zoning Appeals may allow for outdoor storage and/or retail use in conjunction with a permitted use as a Special Exception as set forth in Chapter 12, Board of Zoning Appeals.
- 4. **Special Exceptions:** In addition to the permitted commercial uses, Special Exceptions may be granted for Alcoholism & Drug Abuse Treatment Centers, Apartments, Children's Homes & Halfway Houses, Halfway Houses, Kennels, and Multi-family Dwellings. Please see Chapter 12, Board of Zoning Appeals.
- 5. **Sexually Oriented Business**
 - a. No person shall cause or permit the establishment of any of the sexually oriented businesses as defined in Chapter 13 unless that business is specifically approved as a Special Exception by the Board of Zoning Appeals. This business may be established only within those conditions set by the Board of Zoning Appeals.

- b. The terminology "establishment of a sexually-oriented business" shall be defined to include within it's meaning the opening of such business as a new business; the relocation of such business; the enlargement of such business, in either scope or area; and/or the conversion of an existing business location to any of the "sexually oriented" uses as defined in Chapter 13.