

## **B-1, B-2, B-3, B-4 Zones**

### **B-1 NEIGHBORHOOD BUSINESS**

#### A. Permitted Uses

1. All permitted uses listed in **Section [1155.01.A](#)**. Any use permitted and as regulated in the residential district adjoining the B-1 District. If there are two or more different adjoining districts, the regulations for the least restrictive shall apply.

2. Bakery, barber and beauty shops, drug store, dry cleaning and laundry agency, self-service laundries, florist, gift shop, delicatessen, meat market, shoe repair shops, fabric shops, tailor, and dressmaker.

3. Dairy or limited grocery store. Buildings shall not exceed one thousand six hundred square feet (1,600 sf) per floor.

4. Business and professional offices.

5. Restaurants, taverns, ice cream parlors, not including entertainment or dance halls, or drive-in restaurants.

6. Any other retail business or service establishment determined by the Board of Zoning Appeals to be of the same general character as the above permitted uses, not including those which are first permitted or are not permitted in the B-2 District.

7. Accessory structures and uses incidental to the above uses.

#### B. Conditional Uses

1. Restaurants with drive-in or drive-through.

2. Dance halls.

3. Beer and wine carry-out.

4. Automobile service stations (not automobile repair as defined in **Section [1189.01\(10\)](#)**).

### **B-2 DOWNTOWN BUSINESS**

#### A. Permitted Uses

1. All permitted uses listed in **Section [1158.01.A](#)**.

2. Art or antique stores, interior decorating shops, furniture and appliance stores, music stores, travel agencies, department stores, variety and discount stores, jewelry stores, dry goods and apparel stores, mail order houses.

3. Commercial art, photographic, music, dancing, radio and television broadcasting.

4. Job printing and newspaper publishing.

5. Theaters.

6. Banks and similar financial institutions.

7. Brewpubs and microbreweries.

8. Off-street parking lot, deck, or garage.

9. Any other retail business or service establishment or use which is determined by the Board of Zoning Appeals to be of the same general character as the above permitted uses, but not including any use first permitted or which is not permitted in the B-3 District. (Ord. 2018-036. Passed 12-18-18.)

#### B. Conditional Uses

1. Billiard parlors, pool halls, bowling alleys, and similar establishments (coin operated machines, pinballs, etc.), but not including skill-based amusement machine businesses as defined in Section [1189.01](#)(132a).

(Ord. 10-006. Passed 3-16-10.)

2. Automobile service stations (not automobile repair as defined in Section [1189.01](#)(10)).

(Ord. 2001-59. Passed 8-7-01.)

3. Hotels and motels.

(Ord. 2013-064. Passed 12-17-13.)

### **B-3 OUTLYING BUSINESS**

#### A. Permitted Uses

1. All permitted uses listed in **Section [1159.01.A](#)**.

2. The principal permitted business uses of the Outlying Business District shall be conducted within a completely enclosed building and shall include the following:

a. Any use permitted in the B-2 District excluding an off-street parking lot, deck, or garage.

- b. Food and food services, including supermarkets, delicatessens, bakeries, restaurants, sandwich shops, specialty food, but not including drive-in restaurants.
- c. General merchandise and apparel, including department stores.
- d. Furniture and home furnishings.
- e. Other retail, including hardware, automotive supply, paint and wallpaper, music and records, drugstores, and sporting goods.
- f. Service facilities including banks, savings and loans, beauty and barber shops, and travel agencies.
- g. Storage buildings.
- h. Carpenter, electrical, plumbing, paint, heating shops, furniture upholstery, and similar enterprises, not including contractor's yards.
- i. Printing, publishing, sheet metal shops, sign painting shops, and other commercial advertising.

#### B. Conditional Uses

The following conditionally permitted uses of the Outlying Business District, are hereby established:

1. Restaurants with drive-in or drive-through.
2. Animal hospitals, veterinary clinics. Exercise areas shall be enclosed on four (4) sides by unpierced fence or wall at least five feet (5') in height.
3. Indoor commercial and non-commercial recreation facilities.
4. Hotels and motels.
5. Automotive service stations not including repair.  
(Ord. 99-45. Passed 7-13-99.)
6. Wireless telecommunications facilities subject to meeting criteria of Section [1137.07](#) and approved pursuant to Section [1137.04](#).  
(Ord. 2001-04. Passed 1-16-01.)

### **B-4 GENERAL BUSINESS**

#### A. Permitted Uses

1. All permitted uses listed in Section [1160.01.A](#).

2. Hotels and motels.
3. Restaurants with or without drive-in or drive-through.
4. Service stations and automobile repair garages.
5. Car washes.
6. Convenience stores.
7. General service and repair establishments.
8. Supermarkets and shopping centers.
9. Monument works.
10. Indoor commercial and non-commercial recreational facilities.
11. Automotive, boat, trailer, farm implement, recreational vehicle, and manufactured home sales and services.
12. Carpenter, electrical, plumbing, paint, heating shops, furniture upholstery, and similar enterprises, not including contractor's yards.
13. Printing, publishing, sheet metal shops, sign painting shops, and other commercial advertising.  
(Ord. 99-45. Passed 7-13-99.)
14. Tattoo parlor.  
(Ord. 2004-002. Passed 1-20-04.)

#### B. Conditional Uses

1. Animal hospitals, veterinary clinics, etc. Exercise runs shall be enclosed on four (4) sides by unpierced fence or wall at least five feet (5') in height.
2. Building materials, sales yard, and lumber yards, including mill work when within a completely enclosed building. Storage yards related to this use shall be enclosed with fencing (Refer to Section [1173.016](#)).
3. Building material yards, storage and sales of grain, livestock feed, or fuel, including storage of vehicles; provided such uses are conducted either:
  - a. Within a completely enclosed building or buildings. Except for storage of vehicles, each building shall be at least one hundred feet (100') from any R Districts, unless such building has no

openings other than stationary windows and required fire exits within such distance, but not within fifty feet (50') of any R Districts in any case.

b. Within an area completely enclosed on all sides with a solid wall or uniformly painted solid board fence not less than six feet (6') high, but not within two hundred feet (200') of any R District; provided further that all storage yards related to the uses in this subsection shall be enclosed.

4. Drive-in theaters, provided the screen shall be so located as not to be visible from adjacent streets or highways and such screen shall be set back not less than two hundred feet (200') from the established right-of-way line of any such street or highway.

5. Any other use which is determined by the Board of Zoning Appeals to be of the same general character as the above permitted uses listed in this Section, but not including any use which is first permitted in the M-1 District or which is prohibited in the M-1 District.

(Ord. 99-45. Passed 7-13-99.)

6. Wireless telecommunications facilities subject to meeting criteria of Section [1137.07](#) and approved pursuant to Section [1137.04](#).

(Ord. 2001-04. Passed 1-16-01.)