

SECTION 13. "B-2" HIGHWAY COMMERCIAL DISTRICT

¹ Subsection 1. Purpose. The "B-2" Highway Commercial District is intended to provide a district allowing for the development of highway oriented businesses and "big box" retail uses which require concentrations of auto traffic closely related to existing urban areas and/or major transportation routes. The district is also intended to accommodate those commercial uses which may be incompatible with predominantly retail uses permitted in the downtown business district and whose service is not confined to any one neighborhood or community.

Subsection 2. Permitted Uses. Permitted uses in the "B-2" District include:

- (A) Auto sales and service.
- ¹ (B) Auto service stations, repair shops, and tire and battery sales.
- (C) Self-storage facilities.
- ¹ (D) Retail centers and commercial office buildings. Development of individual and/or groups of buildings that are 80,000 square feet (individually and cumulatively) and larger require zoning as PUD. Expansions of existing buildings over 80,000 square feet or expansions resulting in buildings that are 80,000 square feet (individually and cumulatively) also require zoning as a PUD. Such projects will be evaluated based on the Design Guidelines in Section 24 of this Ordinance.
- (E) All permitted uses allowed in the B-1 District.

Subsection 3. Accessory Uses. Permitted accessory uses in the "B-2" District are those commercial or business buildings and structures accessory to the principal use. Such accessory uses shall not exceed thirty percent (30%) of the gross floor space of the principal use.

Subsection 4. Conditional Uses.

- (A) Conditional uses in this district are subject to the following requirements:
 - (1) A conditional use permit is applied for based on procedures set forth in Section 20 of this Ordinance.
 - (2) Screening and landscaping in compliance with Section 4, Subsection 14 of this code shall be required.
 - (3) Off street parking is provided in compliance with Section 4 of this Ordinance.
- (B) Conditional uses in this district include:
 - ⁸ (1) Commercial developments undertaken by two (2) or more property owners in which the extension of an existing structure is proposed, a new structure is proposed, or a structure spans more than one (1) lot. Side yards shall not be required (a zero lot line setback) in these cases unless the side yard abuts residentially zoned property or a public road. Side yard requirements specified below shall apply in these areas.

- (2) Light manufacturing or,
- (3) Warehousing, Signs larger than those permitted in Subsection 5(D) below, and
- (4) Printing and publishing services.
- (5) Accessory adult uses as defined in § 1101.0532 of this code.

¹¹ Subsection 5. Performance Standards. The following minimum requirements shall be observed in the "B-2" District:

- (A) Lot Area: The minimum necessary to meet all setbacks and other requirements of this Ordinance.
- (B) Lot Width: No minimum.
- (C) Setbacks:
 - (1) Front Yards: Not less than twenty-five (25) feet. In the case of corner lots, two front yards will be required.
 - ⁸ (2) Side Yards: Not less than ten (10) feet on each side, except where there is a permissible zero lot line setback pursuant to Subsection 4, paragraph (B), subparagraph (1) above, or twenty-five (25) feet when abutting a public right-of-way or a residential district.
 - (3) Rear Yards: Not less than twenty-five (25) feet.
- (D) Outside storage of materials, equipment, unused vehicles, truck trailers, or products is not permitted unless authorized by Conditional Use Permit.

¹³ Subsection 6. Interim Uses. The following are interim uses in a B-2 District and require an interim use permit based upon procedures set forth in and regulated by Section 20, Subsection 7 of this Chapter:

- (A) None.