

CHAPTER 10

Section 10.01 Title: Use Regulations Relating to the "B-2" General Business District:

Section 10.02 Intent:

This district is intended to satisfy the land needs for a wide range of business uses and to cater to needs of a larger consumer population than is served by the "B-1" Village Business District. This district recognizes the economic value or potential value of these lands as well as various problems often encountered in the development of these areas, including hazardous traffic conditions, traffic congestion, over development of lands, shopper inconvenience, and potential lack of amenities necessary to maintain long-range property values. Additionally, this district can be a suitable area for mobile home park development due to it being served by adequate public facilities such as access streets, public water, sanitary sewer and storm water drainage.

Section 10.03 Uses Permitted By Right:

In any "B-2" General Business District no building structure or premises shall be erected, altered or used except as one or more of the following specified uses unless otherwise provided in this Ordinance.

1. Any retail business or service establishment allowed as a use permitted by right in the "B-1" Village District (Chapter 8).
2. Amusement Enterprises.
3. Appliance Stores.
4. Athletic Clubs and Health Spas.
5. Automobile Supply, Parts and Accessories.
6. Business or Trade Schools.
7. Building Trades, excluding heavy equipment.
8. Emergency Medical Clinics.
9. Funeral Homes.
10. Furniture Stores.
11. Laundromats and Dry Cleaners.
12. Lodge Hall, Private Clubs, Veteran's Clubs.
13. Musical Instruments Sales and Lessons.

14. Office Machines & Computers Sales and Service.

15. Theaters.

16. Veterinary Clinics.

17. Adult Oriented Business subject to the provisions of Section 21.05.7 (Amended by Ord. # 5 of 2001)

18. Massage Establishments subject to the provisions of Section 21.05.7 (Amended by Ord. # 5 of 2001)

19. Shopping Centers & Department Stores containing one or more permitted or special uses, excluding sale at wholesale level.

*20. Accessory structures and uses customarily incidental to the uses permitted in this district, subject to the provisions of Section 4.08.

*21. Mobile Home Parks subject to the provisions of Section 21.05.6 (amended by Ord. #3of 2000)

*22. Churches (Ord. #10 of 2001)

*Section renumbered as a result of Ord #3 of 2006; 5/10/06

Section 10.04 Uses Permitted by Special Use Permit:

The following uses may be permitted, but are subject to the provisions and conditions outlined in Chapter 17.

1. Any use that may be allowed by Special Use Permit in the "B-1" Village District.
2. Lumber Yards and new building material sales.
3. Outdoor Recreation Centers excluding amusement parks.
4. Sign Painting and Service Shops.
5. New Or Used Automobile Sales and Service.
6. Recreational Vehicle Sales and Service.
7. Restaurants having drive in or drive through service.
8. Any permitted use if all business, storage, service or processing is not conducted wholly within a completely enclosed building, except for automobile

parking for customers or employees, off-street loading spaces and signs.

9. Boarding houses, motels, hotels and transient lodging facilities not including trailer camps or tent sites.

(New Section added by Ordinance #14 of 1989).

10. Minor Mineral Resource Extraction as regulated in Chapter 17 and Section 4.28 of Chapter 4.

(New Section added by Ordinance #19 of 1990).

11. Antenna tower and masts for cellular phone and other personal communication services, when authorized as a special use by the Planning Commission subject to conformance with the standards of Section 17.03(h).

(This subsection added by Ordinance #11 of 1996)

12. Other uses determined by the Planning Commission to be similar to the uses listed in Sections 10.03 and 10.04 hereof. (Section added by Ord. #3 of 2006; 5/10/06)