

B-4 GENERAL BUSINESS ZONE

1161.01 PURPOSE.

The purpose of the General Business District is to encourage the establishment of business uses to meet the needs of a regional market area. Shopping centers and large space users should be the predominant building approach. General Business Districts shall be located on most arterial thoroughfares as specified in the Major Thoroughfare Plan. This District will be closely associated with major interchange areas along limited access highways and primary thoroughfares in the City.

A. *Permitted Uses*

1. All permitted uses listed in Section 1159.01.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.)

	Permitted and Conditional Uses	
	Residential	Non-Residential
Minimum Lot Area	As stipulated in Section 1158.01.A.1.	None
Minimum Lot Width		None
Minimum Front Yard		None
Minimum Side Yard		25 feet.
Minimum Lot Frontage		200 feet
Minimum Rear Yard		
1 Story		20 feet
2 Story		30 feet
3 Story		40 feet
Height		No principal or accessory structures shall exceed three stories or 40 feet in height, except as provided in Section 1173.08.