17.08.020 B-2 Commercial District

1. Intent. This district is intended to maintain areas characterized by a mixture of residential and commercial uses, with light pedestrian traffic and heavy automotive traffic requirements and parking requirements.

2. Permitted Uses.

a. Permitted uses in B-1 District:

Plumbing, heating, electrical, lighting, and paint sales and service.

Household equipment sales and service, hardware, lawn and garden supplies, building supplies, except lumberyards.

Post Office.

Department stores and discount variety stores and retail stores.

Travel bureaus.

Cleaning and pressing establishments making exclusive use of a dry-cleaning process recognized by the State as not emitting offensive odors and having a flash point sufficiently high that no undue hazard is created by its use on the premises.

Dress shop, clothing store, notion shop, dry goods store, tailor shop.

Drug store, pharmacy.

Florist shop.

Food products (retail, restaurants).

Gift shop, coin shop, book store, arts and crafts.

Financial, business, professional and medical institutions.

Jewelry store.

Music, TV and radio store.

Commercial and public parking lots and ramps.

Photographer and photographer's supplies.

Printing and publishing.

Farmer's market, bazaars, open spaces markets in areas designated.

Theaters, except drive-in theaters. (Ord 05OR005)

Any other uses similar in character and the manufacture or treatment of products clearly incidental to the conduct of a retail business on the premises.

Hotels and motels.

Veterans Memorials. (Ord. 542, 2003)

Library (Ord. 550, 2003)

b. Bowling alley, roller skating rink.
c. Mobile Home Sales.
d. Farm implement and trailer sales and repair.
e. Wholesale and distributing establishments.
f. Commercial or institutional recreational game fields, swimming pools, skating, golf, driving ranges, miniature golf, or similar open air recreational uses and facilities. (Ord 05OR005)
g. Bottling and distributing plants.
h. Gasoline service stations.
i. Lumber yards.
j. Dry cleaning, and laundry cleaning establishments.
k. Self-service storage.
l. Library (Ord. 550, 2003)
m. Automobile sales establishments, garages and parking lots (Ord 05OR005)

3. Conditional Uses.

a. Conditional Uses in B-1 District:

Gas and service stations and repair shops;

Taverns, night clubs, beer and liquor stores.

Bowling alleys, roller skating rink.

Farm implement and trailer sales and repair.

Microwave relay towers.

Lumber yards.

Animal hospitals and veterinary clinics.

Automobile sales establishments, garages and parking lots, but not salvage, wrecking, rebuilding, storage or parking operations. (Ord 05OR005)

b. Taverns, night clubs, beer and liquor stores.
c. Transfer, storage, moving, freight and parcel delivery operations.
d. Wholesale trade not involving air, water or soil pollution or noise, residential uses.
e. Dwellings.
f. Animal hospital and veterinary clinics.
g. Manufacturing or assembling operations, which do not involve excessive noise, and which do not result in any air or water pollution, when the manufactured or assembled products are offered for sale at retail on the site. (Ord. 532, 2003)
h. Go-cart tracks (Ord 05OR005)
i. Day care and nursery school (Ord 12OR003)

4. Minimum Standard for Commercial District

Use	All other Permitted Uses	Conditional Uses
Lot Area and Density	6000 square feet lot area	As set by the Plan Commission and City Council
Lot Width	50 feet	
Height of Structure	35 feet – 85 feet if fire prevention system approved by Fire Department	
Side Yard	0 5 feet if any side yard is provided and 5 feet if abuts residence district	
Street Setback	25 feet	
Rear Yard	Not less than 15 feet	
Parking	Per 17.04.080 H	
Area of Structure	0	