

Section 4-4. B-2 General Business District.

This district is designed to (a) encourage the continued use and development within the district of businesses requiring a central location, and (b) to accommodate certain commercial uses compatible with one another, but inappropriate in certain other districts. This district, in Gurley, will also provide local shopping for area residents.

4-4-1 Permitted Uses.

- Auto repair.
- Any use permitted in the B-1 Primary Business District.
- Auto parts supply.
- Automatic car wash.
- Animal hospital and veterinary clinic.
- Commercial recreational facilities and amusements facilities.
- Drive-in banks and loan offices.
- Drive-in restaurants.
- Drive-in theatres.
- Service station.
- Funeral homes.
- Mobile home sales lot, including recreational vehicle sales.
- Self-service laundries.
- New and used car salesroom, or offices including leasing.
- Day nurseries and day care centers.
- Any service establishment of an office, showroom, or workshop nature of an electrician, decorator, dressmaker, tailor, baker, painter, upholsterer, or an establishment doing radio or home appliance repair, and similar service establishments that require a retail adjunct.
- Retail outlets for building, electrical, plumbing, and heating supplies provided no manufacturing or fabrication is conducted on the premises.
- Bus station.
- Repair or service shops not specifically named.
- Open-air businesses, including retail sales of plant material, lawn furniture, playground equipment and garden supplies.
- Tire recapping and rethreading establishments.
- Public and semi-public uses and structures.
- Planned shopping centers.
- Nursing homes.
- Churches.
- Mini storage warehouses with security quarters.
- Contractor's storage yards.
- Dry cleaners.
- Dry cleaners pick up.
- Drug stores.
- Appliance stores.

4-4-2 Uses Prohibited.

- Any use not specified above as permitted is prohibited. Any additional uses shall be allowed only through amendment of this ordinance.

4-4-3 Dimensional Requirements.

1. Front yard setback; thirty-five (35) feet.
2. Side yard setback; none required except on the side of a lot adjoining a residential district in which case, there shall be provided a side yard of not less than fifteen (15) feet.
3. Rear yard setback; shall not be required except where a rear lot line adjoins a residential district and/or where the commercial building is designed to be serviced from the rear; in which case there shall be provided a rear yard of not less than twenty (20) feet for lots without alleys and thirty (30) feet for lots with alleys.
4. Minimum lot size; none.
5. Lot coverage; main and accessory buildings shall not cover more than fifty (50) percent of the lot area.
6. Height; no building shall exceed thirty-five (35) feet in height.
7. Whenever a lot in a B-2 District adjoins a lot line in a residential or agricultural district, a six (6) foot landscape buffer is required as defined in Section 5-7.