



## Non-Residential and Mixed Use District

Adoption Date: Final  
Print Date: July 1, 2016

### Purpose:

The B-2 district accommodates a range of large- and small-scale office, retail, commercial service, restaurant, and lodging uses. Development within this district is generally served by public sanitary sewer and water services. This district is intended for mapping (i) along major highway corridors; (ii) outside of the Village's neighborhood areas; and (iii) in areas planned for commercial uses within the Comprehensive Plan. (Predecessor district: B-2 Community Service)

### Permitted Uses:

#### Primary Uses:

- Mixed Use Dwelling Unit
- Community Garden
- Passive Outdoor Public Recreation
- Indoor Institutional-General
- Public Service or Utility
- Office
- Personal or Professional Service
- Artisan Studio
- Group Day Care Center
- Indoor Sales or Service
- Indoor Repair and Maintenance
- Drive-in or Drive-through Sales or Service
- Indoor Commercial Entertainment
- Commercial Indoor Lodging
- Microbeverage Production Facility

#### Accessory Uses:

- Detached Accessory Structure (non-residential use)
- Detached Accessory Structure (residential use)
- Family Day Care Home (4-8 children)
- Company Cafeteria
- Company Provided On-site Recreation or Child Care
- Outdoor Display Incidental to Indoor Sales or Service
- Small Exterior Communication Device
- Large Exterior Communication Device
- Geothermal Energy System
- Small Wind Energy System
- Small Solar Energy System
- Private Lake (pond)
- Donation Drop-off Box or Vending Machine
- Outdoor Alcohol Area

### Conditional Uses:

#### Primary Uses:

- Agricultural-Related Use
- Indoor Institutional-Intensive
- Outdoor Institutional
- Institutional Residential
- Community Living Arrangement (9-15 residents)
- Community Living Arrangement (16+ residents)
- Outdoor Display
- Personal Storage Facility
- Outdoor and Vehicle Repair and Maintenance
- Outdoor Commercial Entertainment
- Bed and Breakfast
- Boarding House
- Large Retail and Commercial Service Development
- Off-site Parking
- Communications Tower

#### Accessory Uses:

- Animal Fancier
- Light Industrial Activities Incidental to Indoor Sales or Services
- Outdoor Alcohol Area
- Vehicle Course or Track

### Temporary Uses:

- Temporary Outdoor Sales
- Outdoor Assembly or Special Event
- Contractor's Project Office
- Contractor's On-site Equipment Storage Facility
- Relocatable Building
- On-site Real Estate Sales Office
- Temporary Portable Storage Container
- Temporary Shelter

### Definitions:

**Permitted Use:** Land uses listed as permitted uses are permitted by right, subject to all applicable requirements of this Chapter and all other applicable regulations.

**Conditional Use:** Land uses listed as conditional uses are allowed only with a conditional use permit, subject to all applicable requirements of this Chapter and all other applicable regulations.

**Temporary Use:** Temporary land uses are allowed on a temporary basis subject to temporary use approval requirements in Section 94.13.07.

**Unlisted Use:** Authorization may be granted by the Zoning Administrator. Please see Section 94.3.02(3) for more details.

### Dimensions and Density Standards:

Minimum Lot Size	Minimum Lot Width (ft)	Minimum Public Street Frontage (ft)	Minimum Landscape Surface Ratio (LSR)	Max Floor Area Ratio (FAR) <sup>a</sup>
30,000 ft <sup>2</sup>	80	40	20%	1.0

<sup>a</sup> Does not include structured parking or underground parking.

Minimum Setbacks (ft) <sup>b</sup>						Minimum Principal Building Separation (ft)	Maximum Building Height			
Principal Residential Building			Detached Accessory Building <sup>a</sup>	Pavement <sup>d</sup>			Principal Building		Accessory Building	
Front and Street Side <sup>a</sup>	Interior Side	Rear		Interior Side or Rear	Front or Street <sup>a</sup>		Feet	Floors	Feet	Floors
30	12	20	6	15	10	10	45	3	20	1

<sup>a</sup> See Section 94.4.09(1) for standards related to detached accessory buildings located within front yard areas, minimum separation requirements associated with detached accessory structures, and other standards associated with detached structures.

<sup>b</sup> Additional setbacks may be required along zoning district boundaries for bufferyards, if required for a particular land use in Article 4 or Section 94.11.02(3)(d).

<sup>c</sup> Includes all gravel and hard surfaces as defines in Section 94.17.04. This setback excludes intrusions required for driveway entrances and permitted or required for cross access driveways and pedestrian ways; shared driveways; and shared parking lots.

<sup>d</sup> Front and street side yard setbacks for accessory structures as the same as the minimum front and street setbacks for the principal structure.

### Signs:

On Building	Freestanding	Maximum Number of Signs
Type: Wall Sign, Awning or Projecting  Max Area: 1 ft <sup>2</sup> per linear foot of exterior wall length on that wall, up to maximum of 200 ft <sup>2</sup> total per signable wall	Type: Monument or Pylon  Max Area: 100 ft <sup>2</sup> (200 ft <sup>2</sup> within 660ft of Interstate or Highway right-of-way)  Max Height: 30 ft (40ft <sup>2</sup> within 660ft of Interstate or Highway right-of-way)	ONE On Building sign per signable wall per business.  ONE Freestanding sign per public street frontage per lot

**\*If any discrepancies exist between this document and Chapter 520 of the Municipal Code (Zoning Code), the language of Chapter 520 of the Municipal Code shall prevail. This document is designed as a convenience and all information shall be corroborated with Chapter 520 of the Municipal Code.**