

DIVISION 5. B4 GENERAL BUSINESS DISTRICT**Sec. 61-9-71. Description.**

The B4 General Business District provides for business and commercial uses of a thoroughfare-oriented nature. In addition to these uses, other businesses, which may benefit by drawing part of their clientele from passing traffic are permitted. Additional uses, which may be successfully blended with permitted by-right uses, are conditional.

(Ord. No. 11-05, §1, 5-28-05)

Sec. 61-9-72. Site plan review.

Site plan review is required for all Conditional Uses and for certain by-right uses. (See ARTICLE III, DIVISION 5)

Sec. 61-9-73. By-right uses.

Uses permitted by right in the B4 District are delineated in Sec. 61-9-74 through Sec. 61-9-78 of this Code. (See ARTICLE XII for a complete listing of all use regulations and standards, ARTICLE III, DIVISION 5 to determine when Site Plan Review is required for by-right uses, and ARTICLE XII, DIVISION 5 for accessory uses, including home occupations.)

(Ord. No. 11-05, §1, 5-28-05)

Sec. 61-9-74. By-right residential uses.

- (1) Boarding school and dormitory
- (2) Child caring institution
- (3) Convalescent, nursing, or rest home
- (4) Lofts, inside the Central Business District
- (5) Multiple-family dwelling where located in a Traditional Main Street Overlay Area and where combined with uses specified in Sec. 61-9-76 of this Code
- (6) Religious residential facilities
- (7) Residential use combined in structures with permitted commercial uses where located in a Traditional Main Street Overlay Area
- (8) Shelter for victims of domestic violence

(Ord. No. 11-05, §1, 5-28-05; Ord. No. 13-16, §1, 5-20-2016)

Sec. 61-9-75. By-right public, civic, and institutional uses.

- (1) Adult day care center
- (2) Armory
- (3) Auditoriums, public
- (4) Child care center
- (5) Educational institution

- (6) Fire or police station, post office, court house, and similar public building
 - (7) Governmental service agency
 - (8) Hospital or hospice
 - (9) Library
 - (10) Museum
 - (11) Neighborhood center, nonprofit
 - (12) Outdoor recreation facility
 - (13) Religious institution
 - (14) School, elementary, middle/junior high, or high
- (Ord. No. 11-05, §1, 5-28-05)

Sec. 61-9-76. By-right retail, service, and commercial uses.

- (1) Animal-grooming shop
- (2) Art gallery
- (3) Assembly hall
- (4) Automated Teller Machine not accessory to another use on the same zoning lot, which is stand-alone, without drive-up or drive-through facilities
- (5) Bake shop, retail
- (6) Bank without drive-up or drive-through facilities
- (7) Barber or beauty shop
- (8) Brewpub or microbrewery or small distillery, inside the Central Business District
- (9) Business college or commercial trade school
- (10) Cabaret, inside the Central Business District
- (11) Customer service center without drive-up or drive-through facilities
- (12) Dance hall, public, inside the Central Business District
- (13) Dry cleaning, laundry, or laundromat
- (14) Establishment for the sale of beer or intoxicating liquor for consumption on the premises, inside the Central Business District
- (15) Hotel, inside the Central Business District
- (16) Medical or dental clinic, physical therapy clinic, or massage therapy clinic
- (17) Mortuary or funeral home, including those containing a crematory
- (18) Motor vehicles, new, salesroom or sales lots
- (19) Motor vehicles, new, storage lot accessory to a salesroom or sales lot for new motor vehicles
- (20) Nail salon
- (21) Office, business or professional
- (22) Parking lots or parking areas for operable private passenger vehicles, except as restricted by Sec. 61-12-219 of this Code

- (23) Parking structure
 - (24) Pet shop
 - (25) Private club, lodge, or similar use
 - (26) Radio or television station
 - (27) Radio, television, or household appliance repair shop, except such use shall not be permitted on any zoning lot abutting a designated Gateway Radial Thoroughfare
 - (28) Recreation, indoor commercial and health club
 - (29) Recording studio or photo studio or video studio, no assembly hall
 - (30) Restaurant, carry-out, without drive-up or drive-through facilities, except such use shall be prohibited on any zoning lot abutting the Woodward Avenue Gateway Radial Thoroughfare where not located in a multi-story building and integrated into a mixed-use or multi-tenant development
 - (31) Restaurant, fast-food, without drive-up or drive-through facilities, where located in a multi-story building and integrated into a mixed use or multi-tenant development
 - (32) Restaurant, standard without drive-up or drive-through facilities
 - (33) Retail sales and personal service in business and professional offices
 - (34) Retail sales and personal service in multiple-residential structures
 - (35) School or studio of dance, gymnastics, music, art, or cooking
 - (36) Shoe repair shop
 - (37) Stores of a generally recognized retail nature whose primary business is the sale of new merchandise with or without drive-up or drive-through facilities
 - (38) Veterinary clinic for small animals
- (Ord. No. 11-05, §1, 5-28-05; Ord. No. 34-05, §1, 12-06-05; Ord. No. 13-11, §1, 8-23-11; Ord. No. 21-12, §1, 11-2-12; Ord. No. 10-13, §1, 04-16-13; Ord. No. 38-14, §1, 10-01-2014; Ord. No. 13-15, §1, 7-11-2015)

Sec. 61-9-77. By-right manufacturing and industrial uses.

- (1) Blueprinting shop
 - (2) Trade services, general
- (Ord. No. 11-05, §1, 5-28-05)

Sec. 61-9-78. By-right other uses.

- (1) Antennas as provided for in ARTICLE XII, DIVISION 3, Subdivision G of this Chapter.
- (2) Farmers market as defined in ARTICLE XVI.DIVISION 2.Subdivision G of this Chapter
- (3) Greenhouse as provided for in ARTICLE XII.DIVISION 3.Subdivision H of this Chapter
- (4) Hoophouse as provided for in ARTICLE XII.DIVISION 3.Subdivision H of this Chapter
- (5) Marinas

ARTICLE IX BUSINESS ZONING DISTRICTS

- (6) Railroad right-of-way, not including storage tracks, yards, or buildings
 - (7) Signs as provided for in ARTICLE VI of this Chapter.
 - (8) Urban farm as provided for in ARTICLE XII.DIVISION 3.Subdivision H of this Chapter
 - (9) Urban garden as provided for in ARTICLE XII.DIVISION 3.Subdivision H of this Chapter
 - (10) Signs as provided for in ARTICLE VI of this Chapter.
 - (11) Urban farm as provided for in ARTICLE XII.DIVISION 3.Subdivision H of this Chapter
 - (12) Urban garden as provided for in ARTICLE XII.DIVISION 3.Subdivision H of this Chapter
- (Ord. No. 11-05, §1, 5-28-05; Ord. No. 10-13, §1, 04-16-13)