

§ 421-18. B-2 Regional Business Zone.

- A. Purpose. The purpose of this district is to encourage a mix of convenience and comparative shopping opportunities to both residents in the neighboring residential areas as well as to customers passing by on their way to and from other destinations in the region. Freestanding retail uses are permitted, but comprehensively planned shopping centers are encouraged.
- B. Permitted principal uses. The following principal uses are permitted:
- (1) Convenience retail uses.
 - (2) Specialty or comparative retail uses.
 - (3) Personal service uses.
 - (4) Shopping centers in accordance with the provision of § 421-40.
 - (5) Restaurants, including drive-through restaurants in accordance with the provision of § 421-37, and restaurants with plenary retail consumption licenses.
 - (6) Eating and drinking establishments.
 - (7) Professional offices.
 - (8) Medical and dental offices.
 - (9) General and business offices.
 - (10) Banks, including drive-in or drive-through banks in accordance with the provisions of § 421-38.
 - (11) Quasi-educational uses.
 - (12) Civic and philanthropic uses.
 - (13) Public uses.
 - (14) Commercial recreation uses.
 - (15) Automotive supply establishment in accordance with the provisions of § 421-39.
 - (16) Child-care centers.
 - (17) Massage, bodywork and somatic therapy establishments.¹ **[Added 8-10-1998 by Ord. No. O-39-98]**
- C. Permitted accessory uses and structures. The following accessory uses and structures are permitted:
- (1) Any accessory use or structure permitted in the B-1 Neighborhood Business Zone.
- D. Conditional uses. The following uses shall be permitted in the B-2 Regional Business Zone,

1. Editor's Note: Former Subsection B(18), added 11-9-2022 by Ord. No. O-41-22, which immediately followed this subsection, was repealed 4-10-2023 by Ord. No. O-15-23.

provided they meet the conditions set forth in Article VII:

- (1) Automobile uses in accordance with § 421-60.
- (2) Class 5 licensed cannabis retailer, including drive-through in accordance with § 421-64.1. **[Added 4-10-2023 by Ord. No. O-15-23]**

E. Prohibited uses. The following uses shall be prohibited:

- (1) Hotels or motels.
- (2) Bars and taverns.
- (3) Drive-in restaurants.
- (4) Automotive repair garages or automobile washes.
- (5) Manufacturing, wholesale, storage, warehouse or distribution facilities.
- (6) Utility installations.
- (7) All residential uses.
- (8) Cigar bars. **[Added 10-10-2017 by Ord. No. O-29-17]**
- (9) Hookah lounges. **[Added 10-10-2017 by Ord. No. O-29-17]**
- (10) Tobacco stores. **[Added 10-10-2017 by Ord. No. O-29-17]**
- (11) Smoke stores. **[Added 10-10-2017 by Ord. No. O-29-17]**