

Division 3-I-10 Business District B-2

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3-138 Intent

This district covers that portion of the community intended for the conduct of a variety of businesses, including shopping centers, to which the public requires direct and frequent access and is characterized by constant heavy traffic and by noise from the congestion of people and passenger vehicles. This includes such uses as retail stores, banks, drive-in facilities, restaurants, garages, gasoline service stations and wholesaling activities located mostly on primary arteries but outside the central business district.

3-139 Permitted Uses

1. In the Business District B-2, structures to be erected or land to be used shall be for one or more of the following uses:
 1. Retail food stores.
 2. Dry cleaners.
 3. Coin-operated laundries.
 4. Wearing apparel stores.
 5. Barber and beauty shops.
 6. Auto and home appliance services.
 7. Theaters and assembly halls.
 8. Hotels, motels and inns.
 9. Office buildings.
 10. Drive-in restaurants and food sales.
 11. Department stores.
 12. Medical clinics.
 13. Clubs and lodges.
 14. Auto sales with service, including auto accessories.
 15. Furniture stores.
 16. Restaurants.

17. Shopping centers containing uses permitted in this district.
18. Banks and savings and loan offices.
19. Funeral homes.
20. Jewelry stores.
21. Home appliance sales and service.
22. Hardware stores.
23. Florists and gift shops.
24. Alcoholic beverage control stores.
25. Bakeries.
26. Car washes.
27. Sporting goods.
28. Pawn shops.
29. Public and semipublic uses, including churches, schools libraries, museums, parks and noncommercial recreational facilities.
30. Off-street parking as required by Section 3-180 of this article; public and private off-street parking lots.
31. Public utilities transformer substations, transmission lines and towers and other facilities for the provision and maintenance of public utilities, including railroads (except railroad yards) and sewage installations.
32. Video sales or rental.
33. Stores for the sale and rental of goods at retail.
34. Ministorage.
35. Convenience stores, including the sale of motor fuels.
36. Drug and variety stores.
37. Antique stores.
38. Hospitals.
39. Printing shops.
40. General stores.

3-140 Permitted Accessory Uses (Reserved))

3-141 Special Uses

1. The following uses are permitted when authorized by the Town Council of Bowling Green after a recommendation from the Planning Commission:
 1. Lumber and building supply, with storage under cover.
 2. Plumbing and electrical supply, with storage under cover.
 3. Wholesale and processing not objectionable because of dirt, noise or odors.
 4. Machinery sales and service.
 5. Service stations and garages, with major repair and storage under cover.
 6. Public billiard parlors and pool rooms, bowling alleys, dance halls and similar forms of public amusement, only after a public hearing shall have been held by the governing body on an application submitted to the body for such use. In approving any such application, the governing body may establish such special requirements and regulations for the protection of adjacent property, set the hours of operation and make requirements as they may deem necessary in the public interest.
 7. Animal hospital clinic or pet shop.
 8. Day-care center.

3-142 Specifications And Requirements

1. Area, frontage and yards.
 1. Area, frontage and yard regulations shall be as follows:
 1. None, except for off-street parking, which shall be in accordance with the provisions contained herein.
 2. Height. Buildings may be erected up to 50 feet in height from grade.
 3. Setback. Buildings or portions of buildings, including porches, shall be located not less than 50 feet behind the street right-of-way line. This shall be known as the "setback line."
 4. Site plan required. Before a zoning permit shall be issued or construction begun on any permitted use in this district, detailed site plans indicating compliance with the substantive provisions of Article I, Division 14 of this chapter shall be submitted to the Zoning Administrator for study. Modifications of the plans may be required.