Chapter 19.30 B-2 CENTRAL BUSINESS DISTRICT

19.30.010 Purpose.

The B-2 district is established in the city's historic downtown area to accommodate retail, service, office, community, and support residential uses for citywide and regional benefit, and to advance the city's downtown revitalization objectives as expressed in adopted city plans.

(Ord. No. 1914A, 2-18-2016)

19.30.020 Permitted uses.

Permitted uses in the B-2 district include:

A. Art and school supply stores;

B. Arts and crafts galleries;

C. Automotive parts sales stores, automobile sales lot and show rooms and lots;

D. Antique or collectible shops;

E. Bakeries or candy stores, with products for sale on premises only;

F. Catalog and e-commerce sales outlets;

G. Hotels and motels;

H. Appliance repair stores, including computer sales and service;

I. Barbershops, day spas, and beauty parlors;

J. Banks and other financial institutions;

K. Bookstores, stationery stores, retail office supply stores, and newsstands;

L. Caterers;

M. Clothing and shoe sales and repair shops;

N. Clinics, medical and dental;

O. Coffee shops;

P. Cultural arts centers and museums;

Q. Department stores;

R. Drug stores;

S. Florist or garden shops;

T. Gift shops;

U. Grocery stores;

V. Hardware stores;

W. Insurance, real estate, or similar agencies;

X. Interior decorating shops;

Y. Jewelry stores;

Z. Paint stores;

AA. Offices;

BB. Post offices;

CC. Public parking lots;

DD. Restaurants, ice cream shops, and cafes;

EE. Sporting goods shops;

FF. Tourist information and hospitality centers;

GG. Toy stores;

HH. Travel agencies;

II. Variety stores;

JJ. Dance studios;

KK. Movie theaters;

LL. Charitable or nonprofit institutions and facilities;

MM. Tourist homes and bed and breakfasts;

NN. Residential uses above the first floor, limited to nonrelated household sizes applicable in the R-1 and R-2 districts (see Section 19.09.520);

OO. Existing residences must meet the following standards:

1. A limit of three unrelated persons.

PP. Any other similar uses not specifically listed above.

(Ord. No. 1914A, 2-18-2016)

19.30.025 Permitted accessory uses.

Permitted accessory uses in the B-2 district include:

A. Garages for storage of vehicles, equipment or materials in conjunction with operation of the principal use on the lot;

B. Off-street parking and loading areas, subject to landscaping and screening requirements where applicable;

C. Outside storage or trash dumpsters where enclosed by a decorative opaque fence, wall and/or landscaping designed to provide a total visual screen;

D. Outside display and temporary storage of motor vehicles where the principal use on the lot includes the sale, repair, or servicing of such motor vehicles. No vehicle in an inoperable condition shall be stored outdoors for greater than thirty days;

E. Outdoor seating for restaurants, coffee shops, cafes, taverns, or similar uses, within areas designated by site plan review or other city approval processes;

F. Essential services.

(Ord. No. 1914A, 2-18-2016)

19.30.030 Conditional uses.

Conditional uses in the B-2 district include:

A. Drive-in or drive-through type establishments;

B. Entertainment establishments, not including adult entertainment establishments;

C. Taverns and other places selling alcoholic beverages by the drink; including expansion of existing uses for which consideration shall be given but is not limited to, conditions regarding the following issues:

1. Parking;

2. Type of business;

3. Signage;

4. Outdoor seating;

5. Provisions for avoiding noise and lighting nuisances;

6. Buffering and fencing;

7. Compatibility with the immediately surrounding neighborhood or district.

D. Liquor or tobacco stores;

E. Public and semipublic uses, except for parking;

F. Automotive servicing and repairs;

G. First floor residential uses are allowed as a conditional use; except as provided below:

1. First floor residential uses are prohibited in any building located in the area within the boundary of Whitewater Creek on the east (prohibited on west side of creek only), North Street on the north (prohibited on south side of street only), Fremont Street on the west (prohibited on east side of street only), Whitewater Street on the south (prohibited on north side of street only), and the portion of West Main Street from the intersection of Whitewater Street east to the Whitewater Creek (prohibited on north side of street only).



H. Light industrial/retail uses such as:

1. Electronics;
2. Pottery;
3. Craft/woodwork;
4. Printing;
5. Contractor shops (heating, electrical, plumbing, general contractor office);
6. Lumberyards;
7. Other similar uses.

I. Conditional uses in the B-2 district are subject to the following restrictions:

1. No outside storage, unless screened as to Section 19.57.140;
2. No environmental emission;
3. All truck delivery during weekdays;
4. All dumpster locations outdoors must be screened by a fence and landscaping;
5. All of the requirements of Chapter 19.51, traffic, parking and access, and Chapter 19.57, general performance standards, to be met.

J. Laundromats or dry cleaning;

K. Hospitals;

L. Wholesale trade of durable and nondurable goods.

(Ord. No. 1914A, 2-18-2016; Ord. No. 2024A, § 1, 9-21-2021)

19.30.040 Architectural design standards.

Within the B-2 district, there shall be no minimum required ordinance design and dimensional standards or setbacks. This is being done to allow the most flexibility in the reuse and redevelopment of the downtown. Because of the lack of predefined architectural design standards, all proposed construction and remodeling activities requiring a zoning permit shall require the design review and approval of the city plan and architectural review commission in compliance with Chapter 19.63, plan review.

Also within the B-2 district, all uses are exempted from the parking requirements of Section 19.51.130, except if off-street parking is specifically required for a particular conditional use under Section 19.30.030.

(Ord. No. 1914A, 2-18-2016)

19.30.050 Park fees.

All residential development shall be subject to a park acquisition fee per dwelling unit and a park improvement fee per dwelling unit, payable before a building permit is issued. The fee will be recommended by the parks and recreation board and then approved by the common council. The fee will be on record at the city clerk's office. The amount of these fees may be reduced by any fee amount previously paid or credited at the time of subdivision, or by fifty percent if the new housing units are created as a result of the conversion or remodeling of a preexisting building. The park acquisition fee may also be reduced if sufficient land area was provided for park purposes at the time of subdivision, based on the calculations in Section 18.04.030(a)(1) of the Whitewater Municipal Code. The fee amounts shall be set by the city council.

(Ord. No. 1914A, 2-18-2016)