

VILLAGE OF CARO ZONING ORDINANCE

ARTICLE 11 B-2 GENERAL BUSINESS DISTRICTS

Section 1100 INTENT:

The B-2 General Business Districts are designed to provide sites for more diversified business types which would often be incompatible with the pedestrian movement in the Community Business District.

Section 1101 PRINCIPAL USES PERMITTED:

In a B-2 General Business District, no building or land shall be used and no building shall be erected except for one or more of the following specified uses unless otherwise provided in this Ordinance:

1. Any retail business or service establishment permitted in B-1 Districts as Principal Uses Permitted and Uses Permitted Subject to Special Conditions.
2. Farm equipment and machinery sales.
3. Auto wash, when completely enclosed in a building.
4. Bus passenger stations.
5. Laundry and dry cleaning establishments performing their operation on the site.
6. New and used car salesroom, showroom, office and repair garages.
7. Publicly owned buildings, telephone exchange buildings and public utility offices, but not including storage yards, transformer stations, substations, or gas regulator stations.
8. Other uses similar to the above uses.
9. Accessory structures and uses customarily incidental to the above permitted use, as determined by the Village Council.
10. Nursing Care Facility for the Elderly subject to Section 1809.

Section 1102 PRINCIPAL USES PERMITTED SUBJECT TO SPECIAL CONDITIONS:

The following uses shall be permitted subject to the conditions hereinafter imposed for each use and subject to the review and approval of the Planning Commission:

1. Outdoor sales space for exclusive sale of new or used automobiles, farm equipment and machinery, house trailers or rental of trailers and/or automobiles, subject to the conditions of Section 2502.18.
2. Motels, subject to the conditions of Section 2502.16.
3. Drive-in or open front stores, subject to the conditions of Section 2502.9.
4. Veterinary hospitals or clinics, subject to the conditions of Section 2502.25.
5. Plant materials nurseries for the retail sale of plant materials not grown on the site, and sales of lawn furniture, playground equipment and garden supplies subject to the conditions of Section 2502.21.
6. Recreational areas subject to the conditions of Section 2502.23.
7. Bowling alleys, billiard halls, indoor archery ranges, indoor tennis courts, indoor skating rinks, or similar facilities for indoor recreation subject to the conditions of Section 2502.3.
8. Sexually Oriented Businesses subject to the conditions of Section 2502.24.
9. Communication towers affixed directly to the ground, subject to the conditions of Section 2502.6.
10. Communication towers affixed to existing structures, subject to the conditions of Section 2502.5.
11. Overhead or underground lines and necessary poles and towers to be erected to service primarily those areas beyond the Village. Such review shall consider abutting property and uses as they relate to easements, rights-of-way, overhead lines, poles and towers and further, shall consider injurious effects on property abutting or adjacent thereto and on the orderly appearance of the Village. Essential services primarily for residents of the Village of Caro shall be subject to the provisions of Section 1901.
12. Accessory buildings and uses customarily incidental to any of the above permitted uses.

Section 1103 AREA AND BULK REQUIREMENTS:

See ARTICLE 17- SCHEDULE OF REGULATIONS limiting the height and bulk of buildings, the minimum size of lot by permitted land use, and providing minimum yard setback requirements.