

## ARTICLE IV - DISTRICT REGULATIONS

### CHAPTER 407 B-1 Retail Business District

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#### SECTION 407.1 PURPOSE

The purpose of the B-1 Retail Business District is to provide for those commercial land uses which can with proper development standards be most compatible in a predominately residential area. The range of commercial uses permitted and the development standards are designed to encourage planned and integrated grouping of stores, parking and service areas and to encourage the most efficient use of land.

#### SECTION 407.2 PERMITTED USES

In a B-1 Retail Business District, land and structures may be used or occupied only for a principle use specified, a conditional use in accordance with Article V or an accessory use to a permitted principle or conditional use as regulated herein.

- a. The categories of principle uses permitted in the B-1 Retail Business District are as follows:
  1. Stores or shops for the conducting of any retail business or sale of services conducted wholly within enclosed buildings provided there is no outdoor storage or display of merchandise;
  2. General, medical and other professional services;
  3. Financial institutions excluding drive-up or drive-through facilities;
  4. Restaurants and other eating places excluding drive-up or drive-through facilities;
  5. Hotels, motels;
  6. Theatres.
- b. The categories of conditional uses which may (together with their accessory uses) be permitted in the B-1 Retail Business District are as follows:
  1. Churches and other places of worship, related school buildings and parish houses, and necessary accessory buildings;
  2. Public and private schools;
  3. Public parks, playgrounds and conservation areas;
  4. Drive-up or drive-through facilities for permitted uses;
  5. Gasoline service stations;
  6. Wireless telecommunication towers and antennae, as defined and regulated in Section 501.3 (g) of this Ordinance. (1248-1998)
- c. Accessory uses clearly incidental to a permitted or conditional use are permitted in the B-1 Retail Business District and may include the following:
  1. Off-street parking and loading as regulated in Chapter 601;
  2. Signs as regulated in Chapter 602.

## SECTION 407.3 PRINCIPLE BUILDING REGULATIONS

Principle uses and buildings permitted in the B-1 Retail Business District shall be located only on a lot that complies with the following specified area and yard requirements and which comply with the specified height regulations.

- a. Each zoning lot shall maintain the following minimum area and width requirements.
  - 1. The minimum lot area shall be 20,000 square feet.
  - 2. The minimum lot width at the building line shall be 100 feet.
  - 3. The maximum lot coverage shall be 25%.
- b. Each zoning lot shall maintain the following front, side and rear yards.
  - 1. The minimum front yard shall be 35 feet.
  - 2. The minimum side yard shall be 10 feet.
  - 3. On a corner lot, the side yard adjacent to the street shall be 35 feet.
  - 4. The minimum rear yard shall be 35 feet.
  - 5. The minimum side and rear yard adjacent to any residential district shall be 50 feet.
- c. The maximum building height shall be 35 feet.

## SECTION 407.4 ACCESSORY USE REGULATIONS

Accessory uses, buildings, and structures permitted in this district shall conform to the following standards.

- a. Accessory buildings shall be permitted in compliance with the yard requirements for principle buildings and shall not exceed 15 feet in height.
- b. Off-street parking and loading shall be located on the property according to the following standards.
  - 1. The minimum distance from the front property line shall be 20 feet.
  - 2. The minimum distance from the side and rear property line shall be 5 feet.
  - 3. On a corner lot, a minimum distance of 20 feet from a side property line adjacent to the side street shall be maintained.
  - 4. The minimum distance from the side and rear property line adjacent to any residential district shall be 10 feet.
- c. Every part of a lot not occupied by accessory structures including off-street parking and loading shall be open to the sky and the ground area shall be landscaped with grass or similar ground cover, and appropriate plant material, and screening shall be installed, as required, pursuant to Section 603.8

## SECTION 407.5 SITE PLAN REVIEW

Uses in the B-1 District shall only be permitted after review and approval of the site plans by the Planning Commission according to the standards, criteria and regulations of Section 802.3

## ARTICLE IV - DISTRICT REGULATIONS

### CHAPTER 408 B-2 General Business District

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#### SECTION 408.1 PURPOSE

The purpose of the B-2 General Business District is to provide areas for development of commercial uses less compatible with residential development. The following regulations are established in order to minimize the adverse effects of such uses on adjoining residential users.

#### SECTION 408.2 PERMITTED USES

In a B-2 General Business District, land and structures may be used or occupied only for a principle use specified, a conditional use in accordance with Article V or an accessory use to a permitted principle or conditional use as regulated herein.

- a. The categories of principle uses in the B-2 General Business District are limited to the following uses and permitting outdoor storage of inventory for sale on the premises:
  1. Stores or shops for the conducting of any retail business or sale of services;
  2. General, medical and other professional offices, including animal clinics;
  3. Financial institutions;
  4. Restaurants and other eating places;
  5. Greenhouses, garden centers, building material supply centers, feed stores;
  6. Vehicle sales, vehicle repair shops and gasoline service stations, excluding storage of scrap metal, discarded or salvaged materials, and wrecked vehicles;
  7. Facilities for the boarding of domestic animals, including kennels;
  8. Printing shops and shops for other craftsmen, including cabinetry and woodworking.
- b. The categories of conditional uses which may (together with their accessory uses) be permitted in the B-2 General Business District are as follows:
  1. Churches and other places of worship, related school buildings and parish houses, and necessary accessory buildings;
  2. Public and private schools;
  3. Public parks, playgrounds and conservation areas;
  4. Wireless telecommunication towers and antennae, as defined and regulated in Section 501.3 (g) of this Ordinance. (1248-1998)
  5. Enclosed self-storage facilities
- c. Accessory uses clearly incidental to a permitted or conditional use are permitted in the B-2 General Business District and may include the following:
  1. Off-street parking and loading as regulated in Chapter 601;
  2. Signs as regulated in Chapter 602.

## SECTION 408.3 PRINCIPLE BUILDING REGULATIONS

Principle uses and buildings permitted in the B-2 General Business District shall be located only on a lot that complies with the following specified area and yard requirements and which comply with the specified height regulations.

- a. Each zoning lot shall maintain the following minimum area and width requirements.
  1. The minimum lot area shall be 1 acre.
  2. The minimum lot width at the building line shall be 150 feet.
  3. The maximum lot coverage shall be 25%.
- b. Each zoning lot shall maintain the following front, side and rear yards.
  1. The minimum front yard shall be 35 feet.
  2. The minimum side yard shall be 10 feet.
  3. On a corner lot, the side yard adjacent to the street shall be 35 feet.
  4. The minimum rear yard shall be 35 feet.
  5. The minimum side and rear yard adjacent to any residential district shall be 50 feet.
- c. The maximum building height shall be 35 feet.

## SECTION 408.4 REGULATIONS FOR OUTDOOR SALE, STORAGE AND DISPLAY OF GOODS

Goods, supplies and equipment which are used or to be sold on the premises are permitted to the extent appropriate to a permitted use in compliance with the following regulations.

- a. All such display and storage areas shall be subject to the principle building yard requirements specified in Subsection 408.3b
- b. When abutting property with a zoning classification other than B-2, such areas must be screened by a vision obscuring fence, or wall at least six (6) feet in height or by natural vegetation strip not less than ten (10) feet wide with hedges or trees at least six (6) feet in height.

## SECTION 408.5 ACCESSORY USE REGULATIONS

Accessory uses, buildings, and structures permitted in this district shall conform to the following standards.

- a. Accessory buildings shall be permitted in compliance with the yard requirements for principle buildings and shall not exceed 15 feet in height.
- b. Off-street parking and loading shall be located on the property according to the following standards.
  1. The minimum distance from the front property line shall be 20 feet.
  2. The minimum distance from the side and rear property line shall be 5 feet.

3. On a corner lot, a minimum distance of 20 feet from a side property line adjacent to the side street shall be maintained.
  4. The minimum distance from the side and rear property line adjacent to any residential district shall be 20 feet.
- c. Every part of a lot not occupied by accessory structures including off-street parking and loading shall be open to the sky and the ground area shall be landscaped with grass or similar ground cover, and appropriate plant material, and screening shall be installed, as required, pursuant to Section 603.8

#### SECTION 408.6 SITE PLAN REVIEW

All uses in this district permitted only after review and approval of the site plans by the Planning Commission according to the standards, criteria and regulations of Section 802.3

## ARTICLE IV - DISTRICT REGULATIONS

### CHAPTER 409

#### B-R Business Recreational District

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##### SECTION 409.1 PURPOSE

The purpose of the B-R Business Recreational District is to accommodate, in appropriate and convenient locations, areas of sufficient size for recreational activities. The following regulations are established to protect adjacent residential areas and to promote and maintain quality recreational facilities.

##### SECTION 409.2 PERMITTED USES

In a B-R Business Recreational District, land and structures may be used or occupied only for a principle use specified, a conditional use in accordance with Article V or an accessory use to a permitted principle or conditional use as regulated herein.

a. The categories of principle uses, either public or private, permitted in the B-R Business Recreational District are as follows:

1. Parks, picnic areas;
2. Conservation areas;
3. Playgrounds, playfields;
4. Ponds and lakes for recreational activities;
5. Golf courses;
6. Recreational areas in which non-professional sports activities are conducted, including activities which may occur inside a principle building but excluding any activity involving the use of firearms.

b. The categories of conditional uses which may (together with their accessory uses) be permitted in the B-R Business Recreational District are as follows:

1. Camp or grounds for private club, church group, fraternal organization or service group, including facilities for overnight accommodations;
2. Business uses which support the recreational activities of the site or in the vicinity;
3. Uses permitted in the B-1 District when in buildings existing at the time of the adoption of this Ordinance;
4. Wireless telecommunication towers and antennae, as defined and regulated in Section 501.3 (g) of this Ordinance. (1248-1998)

c. Accessory uses clearly incidental to a permitted principle or conditional use are permitted in the B-R Business Recreational District and may include the following:

1. Off-street parking and loading as regulated in Chapter 601;
2. Signs as regulated in Chapter 602; and

3. Refreshment stands and snack bars for the sale of ready-to-consume food and non-alcoholic beverages designed and located to attract primarily persons using the facility, to be consumed on the premises.

SECTION 409.3 PRINCIPLE BUILDING REGULATIONS FOR BUILDINGS LARGER THAN 400 SQUARE FEET

In the B-R Business Recreational District, permitted principle uses in which the primary activity requires a building greater than 400 square feet shall be located only on a lot that complies with the following specified area and yard requirements and which comply with the specified height regulations.

- a. Each zoning lot shall maintain the following minimum area and width requirements.
  1. The minimum lot area shall be 20,000 square feet..
  2. The minimum lot width at the building line shall be 100 feet.
  3. The maximum lot coverage shall be 25%.
- b. Each zoning lot shall maintain the following front, side and rear yards.
  1. The minimum front yard shall be 35 feet.
  2. The minimum side yard shall be 10 feet.
  3. On a corner lot, the side yard adjacent to the street shall be 35 feet.
  4. The minimum rear yard shall be 35 feet.
  5. The minimum side and rear yard adjacent to any residential district shall be 50 feet.
- c. The maximum building height shall be 35 feet.

SECTION 409.4 OPEN USE REGULATIONS

The following area and width requirements shall pertain to activities which take place primarily out-of-doors:

- a. The minimum lot size shall be 10,000 square feet.
- b. The minimum lot width shall be 70 feet.
- c. The maximum building area shall be 400 square feet. Such building shall be considered an accessory use and shall comply with the accessory use regulations specified in Section 409.5 below.

SECTION 409.5 ACCESSORY USE REGULATIONS

Accessory uses, buildings, and structures permitted in this district shall conform to the following standards.

- a. Accessory buildings shall be permitted in compliance with the yard requirements for principle buildings and shall not exceed 15 feet in height.

- b. Off-street parking and loading shall be located on the property according to the following standards.
  - 1. The minimum distance from the front property line shall be 20 feet.
  - 2. The minimum distance from the side and rear property line shall be 5 feet.
  - 3. On a corner lot, the minimum distance from the side property line adjacent to the side street shall be 20 feet.
  - 4. The minimum distance from the side and rear property line adjacent to any residential district shall be 10 feet.
- c. Every part of a lot not occupied by accessory structures including off-street parking and loading shall be open to the sky and the ground area shall be landscaped with grass or similar ground cover, and appropriate plant material, and screening shall be installed, as required, pursuant to Section 603.8

#### SECTION 409.6 SITE PLAN REVIEW

Uses in the B-R District requiring a principle building shall only be permitted after review and approval of the site plans by the Planning Commission according to the standards, criteria and regulations of Section 802.3