

**ARTICLE 13  
B-2 COMMUNITY BUSINESS DISTRICT**

**SECTION 13.00      INTENT**

The B-2 community business districts are designed to accommodate the needs of a larger consumer population than is served by the local business districts, and are generally characterized by an integrated or planned cluster of establishments served by a common parking area and generating large volumes of vehicular and pedestrian traffic. The following regulations shall apply in all B-2 districts and no building, structure or premises, except as otherwise provided in this ordinance, shall be erected, altered or used, except for one or more of the following specified uses.

Site plan review, as defined in Article 23, shall be required for all uses in the B-2 district.

**SECTION 13.01      PERMITTED PRINCIPAL USES**

- A.      Retail Uses.** Any retail business or service establishment permitted in B-1 districts, subject to the regulations applicable in the following sections of this article.
  
- B.      Floor Area:** All retail business, service establishments or processing uses in a shopping center or supermarket provided that the floor area of the shopping center or store is less than 20,000 square feet, as follows:
  - 1.      Sale of Merchandise.** Any retail business whose principal activity is the sale of merchandise in an enclosed building including but not limited to department stores; grocery stores; drug stores; clothing, shoe, and hardware stores, and automotive supplies.
  
  - 2.      Service Establishment.** Any service establishment with an office, showroom or workshop. Electrician, decorator, dressmaker, baker, painter, upholstery, photographic reproduction and similar service establishments that require a retail adjunct;
  
  - 3.      Clubs and Organizations.** Clubs, civic and fraternal organizations and lodge halls;

4. **Restaurants.** Restaurants or other places serving food or beverage, including those having the character of a "drive-in" and "drive-thru," so called;
5. **Theaters.** Theaters, assembly halls, concert halls or similar places of assembly when conducted completely within enclosed buildings;
6. **Educational Facilities.** Public and private educational facilities and institutions;
7. **Fitness Facilities.** Athletic, physical fitness establishments;
8. **Greenhouses.** Greenhouses, landscape sales, including lawn and garden centers;
9. **Financial Institutions.** Financial institutions;
10. **Bars and Taverns;**
11. **Services.** Personal, financial, professional or business services.

**SECTION 13.02 PERMITTED ACCESSORY USES**

Buildings, structures, and uses customarily accessory to any of the permitted principal uses. See also Section 21.02.

**SECTION 13.03 SPECIAL LAND USES**

Due to the unique characteristics of special land uses, site plan review according to Article 22, and issuance of a special land use permit according to Article 23 are required.

- A. **Businesses.** Indoor and outdoor businesses developed in planned relationship with the B-2 district as follows:
  1. **Garden Supplies.** Open-air retail sales of plant material not grown on the site, and sales of lawn furniture, playground equipment and garden supplies; provided further that such uses shall not be located forward of the front building line of the building mass located in a B-2 district;

2. **Recreational Space.** Open-air recreational space providing children's amusement park and other similar recreation part of a planned development; provided further that such use shall not be located forward of the rear building line of the building mass located in a B-2 district, but not at the intersection of two arterials. Such recreation space shall be fenced on all sides with a four (4) feet chain link type fence;
3. **Indoor Recreation.** Bowling alley, billiard hall, indoor archery range or indoor skating rink, or similar forms of indoor commercial recreation when located at least one hundred (100) feet from any lot line or street right-of-way line in an adjacent residential district;
4. **Vehicles.** General sales, service and rental of automobiles, trucks, recreational vehicles, motorcycles;
5. **Motels and hotels;**
6. **Lumber Yards.** Self-service lumber yards;
7. **Drive-in theaters;**
8. **Animal hospitals;**
9. **Automobile car wash;**
10. **Automobile service stations;**
11. **Dealership Repair.** Vehicle collision repair and painting, with dealership only;
12. **Livestock Sales.** Livestock, agricultural products associated with raising or handling of livestock;
13. **Equipment Sales and Service.** Equipment and machinery sales and service for farm, construction, and industry.
14. **Campgrounds.**
15. **Storage Facilities.** Mini-warehouses or self-storage facilities, subject to the requirements of Section 22.05.M.

- B. Shopping Centers.** Business centers, supermarkets and retail stores with a floor area over 20,000 square feet subject to the requirements of Section 13.05.
- C. Child Care.** Child day care or nursery schools unlimited by size but meeting the conditions of Section 22.05(J).
- D. Nonconforming Uses.** Expansion of an existing, nonconforming building or use in accordance with the provisions of Section 26.07.
- E. Similar Uses.** Uses of the same nature or class as uses listed in this district as either a Principal Use Permitted or a Special Land Use, but not listed elsewhere in this Zoning Ordinance, as determined by the Planning Commission based on the standards of Section 21.44.

**SECTION 13.04 GENERAL REQUIREMENTS FOR ALL B-2 USES**

- A. Direct Sales.** All business establishments shall be retail or service establishments dealing directly with consumers.
- B. Enclosed Building.** All business, servicing or processing, except for off-street parking, loading and those open air uses indicated as being special land uses above, shall be conducted within completely enclosed buildings.
- C. Paved Roads.** Paved road requirements are the same as the provisions in Section 12.04.C.
- D. Service Roads.** Service road and parking area requirements are the same as in Section 12.04.D.

**SECTION 13.05 REQUIREMENTS FOR SHOPPING CENTERS OR STORES OVER 20,000 SQUARE FEET**

The following additional requirements shall be met by all projects having a floor area greater than 20,000 square feet.

- A. Overall Plan; Required Floor Area.** The proposed development shall be constructed in accordance with an overall plan, shall be designed as a single architectural unit with appropriate landscaping, and shall provide initially for the construction of a minimum of ten thousand (10,000) square feet of floor area.

- B. Arrangement of Buildings.** All buildings shall be arranged in an integral development.
- C. Ingress and Egress.** Provision shall be made for safe and efficient ingress and egress to and from public streets and highways serving the center without undue congestion to or interference with normal traffic flow. The use of acceleration and deceleration lanes shall be determined by the County Road Commission. All points of vehicular access to and from public streets shall be located not less than three hundred (300) feet from any road intersection.
- D. Parking Access/Service Area Location.** No part of any parking access and/or service areas may be located closer than fifty (50) feet to any property line or street right-of-way line of an adjacent residential district. All parking shall conform to the requirements of Article 25.
- E. Street Separation.** Parking, loading or service areas used by motor vehicles shall be located entirely within the lot lines of the shopping center and shall be physically separated from public streets.
- F. Buffer Area.** Any shopping center development adjoining any residential development shall be provided for and maintained with a visual buffer of at least fifty (50) feet in width, which buffer shall be provided adjacent to the property line.

  - 1. Plantings.** Such buffer shall be planted with evergreen and other suitable plantings and used for no other purposes.
  - 2. Landscaping.** Landscaping shall also be provided and maintained along all street frontages and within parking lots meeting the requirements of Section 21.35.B.
- G. Circulation.** All shopping center developments shall have access to a paved road and provide pedestrian and nonmotorized vehicular circulation.
- H. Drainage; Sewer and Water.** The site shall be developed and facilities shall be provided in such a manner so as to ensure adequate storm water drainage. Public sewer and water shall be required to service this type of development.
- I. Lighting Facilities.** Lighting facilities shall be required where deemed necessary for the safety and convenience of shoppers and employees. These facilities will be so arranged in such a manner so as to protect abutting streets and adjacent properties from unreasonable glare or hazardous interference of any kind.

**SECTION 13.06            REFERENCES TO ADDITIONAL STANDARDS AND REGULATIONS**

The following list of references includes additional standards and regulations applicable to any proposed use in this district:

- A.     Article 2:        Definitions
- B.     Article 20:      Schedule of Regulations (minimum lot area, lot width, setbacks, max. height, etc.).
- C.     Article 21:      General Provisions: Regulations for single family dwellings; site condominiums; illegal dwellings; accessory uses, temporary structures; fences; reception antennae; limitations on clearing and grading site, and similar issues.
- D.     Article 22:      Special Land Uses
- E.     Article 23:      Site Plan Review and Project Evaluation Report
- F.     Article 24:      Private Road and Shared Private Driveway Standards
- G.     Article 25:      Off-Street Parking and Loading Regulations
- H.     Article 27:      Outdoor Advertising and Sign Regulations
- I.     Ord. 16:        Subdivision Control Ordinance
- J.     Ord. 25:        Land Division Ordinance

REVISIONS:

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