

Division 4. Commercial Districts

Sec. 60. B-1 Limited Business District.

(a) *B-1 District intent.* This district consists of areas where a transition in land development to non-residential uses may occur. Compatibility with adjacent, low density development and management of commercial sprawl are encouraged. The B-1 District allows for institutional uses and light commercial uses, such as offices, clinics, and personal services.

(b) *B-1 District use regulations.* Accessory and combined uses and structures may be permitted subject to § 25 *Combined principal and accessory uses*, and similar uses to those listed below may also be permitted subject to § 26 *Interpretation of uses*. All uses listed in this district are defined by § 291 *Uses defined*.

(1) *Permitted uses.* The following uses shall be permitted subject to appropriate permits being issued in accordance with this ordinance:

a. *Institutional uses.*

- boarding house
- cemetery, subject to § 108
- community center
- community service club
- country club
- day care center
- domiciliary care facility
- emergency care facility
- hospital
- nursing care facility
- park
- place of worship
- public facility
- public utility service
- rehabilitation facility
- school

b. *Commercial uses.*

- animal hospital
- bank or financial service
- broadcast studio
- business office or professional office
- business support service
- clinic
- commercial parking
- commercial school
- convenience store
- entertainment, indoor
- funeral home
- medical support service
- personal service

- restaurant, standard
- studio
- tourist home

(2) *Special exception uses.* The following uses shall be permitted subject to a special exception use permit being granted by the Zoning Board of Adjustment and further subject to appropriate permits being issued in accordance with this ordinance.

a. *Institutional uses.*

- public utility facility

b. *Temporary Uses.*

- seasonal sales
- special event

(c) *B-1 District dimensional regulations.* Except as provided in Art. III. *Supplemental District Regulations*, the following dimensional standards shall be required:

- | | |
|----------------------------|----------|
| - Minimum lot area: | none |
| - Minimum lot width: | 100 feet |
| - Minimum front yard: | 15 feet |
| - Minimum side yard: | 10 feet |
| - Minimum rear yard: | 35 feet |
| - Maximum building height: | 35 feet |

Sec. 61. B-2 General Business District.

(a) *B-2 District intent.* This district consists of areas where a wide range of commercial uses are permitted. The district encourages neighborhood centers and limited highway frontage development to conveniently serve community commercial needs. The B-2 District also allows for institutional uses which are compatible with commercial activities.

(b) *B-2 District use regulations.* Accessory and combined uses and structures may be permitted subject to § 25 *Combined principal and accessory uses*, and similar uses to those listed below may also be permitted subject to § 26 *Interpretation of uses*. All uses listed in this district are defined by § 291 *Uses defined*.

(1) *Permitted uses.* The following uses shall be permitted subject to appropriate permits being issued in accordance with this ordinance:

a. *Agricultural uses.*

- farm support business
- kennel, subject to § 103

b. *Institutional uses.*

- all institutional uses permitted in the B-1 District
- transit station

c. *Commercial uses.*

- all commercial uses permitted in the B-1 District
- car wash
- general retail business
- home improvement center
- hotel or motel
- mini-warehouse, subject to § 110
- recreation
- restaurant, fast food
- shopping center, subject to § 111
- vehicle sales or rental
- vehicle repair service
- vehicle service station

d. *Industrial uses.*

- maintenance service
- transmission tower

e. *Temporary uses.*

- seasonal sales
- special event

(2) Special exception uses. The following uses shall be permitted subject to a special exception use permit being granted by the Zoning Board of Adjustment and further subject to appropriate permits being issued in accordance with this ordinance.

a. *Institutional uses.*

- military installation
- public assembly center
- public utility facility

b. *Commercial uses.*

- entertainment, outdoor
- open air market

(c) *B-2 District dimensional regulations.* Except as provided in Art. III. *Supplemental District Regulations*, the following dimensional standards shall be required:

- | | |
|----------------------------|----------|
| - Minimum lot area: | none |
| - Minimum lot width: | 100 feet |
| - Minimum front yard: | 15 feet |
| - Minimum side yard: | 10 feet |
| - Minimum rear yard: | 35 feet |
| - Maximum building height: | 45 feet |