

ARTICLE 11. BUSINESS DISTRICT B-2

SECTION 1101. SPECIFIC INTENT

It is the purpose of this District to provide for neighborhood businesses within existing neighborhood areas.

SECTION 1102. USES BY RIGHT (See Sections 2305 and 2312.)

1. Agricultural uses and necessary buildings, including farm houses, related to the tilling of the land, the raising of farm products, the raising and keeping of horses, cattle, and other livestock, the raising of poultry and poultry products, and the sale of farm and/or garden products on a retail basis. (See Section 2302.)
2. Offices.
3. Banks and similar financial institutions.
4. Retail sales of antiques, drugs, flowers, and gifts.
5. Retail services as follows:

 Barber shop, beauty salon, dry cleaning sales outlet, laundromat and/or laundry, music studio, photographic studio, and repair of appliances.
6. Convenience stores.
7. Public parks and public recreation areas.
8. Community facilities.
9. Public utility installations.
10. Accessory buildings and uses customarily incidental to the above permitted uses.

SECTION 1103. USES BY SPECIAL EXCEPTION (See Sections 2305 and 2312.)

The following uses are permitted as a special exception when authorized by the Zoning Hearing Board. In granting any special exception, the Board may attach certain conditions to its approval which, in addition to the requirements listed within this Ordinance, it feels are necessary requirements in order to preserve and protect the character of the District in which the proposed use would locate.

1. Churches. (See Section 2313.)
2. Funeral homes. (See Section 2313.)
3. Veterinarian facilities. (See Section 2313.)
4. Conversion apartment dwellings, where conversion is made of a building which existed at the date of enactment of this Ordinance into a duplex dwelling or an apartment dwelling, and where no extension of the existing building, other than as may be required for access or safety, shall be permitted.
5. Day care centers. (See Section 2307.)
6. Bed and breakfast establishments. (See Section 2304.)
7. Dwelling units in combination with offices in the same principal structures (Added by Ordinance 1996-8, 5/13/96)

SECTION 1104. AREA AND BULK REGULATIONS FOR PRINCIPAL BUILDINGS AND USES PERMITTED BY RIGHT

1. Maximum Building Height - Thirty-five (35) feet; however, all structures are subject to Sections 2008 and 2014 of this Ordinance.

2. Minimum Lot Requirements

A. Agricultural Uses

(1) Minimum Lot Area - Ten (10) acres.

(2) Minimum Lot Width - None.

(3) Minimum Lot Depth - None.

(4) Minimum Yard Dimensions

(a) Front Yard

Farm Dwelling - Thirty-five (35) feet. (See Section 2013.)

Agri-Business Structures and Feedlots - One hundred (100) feet from property line and/or two hundred (200) feet from existing dwellings on adjacent property.

Other permanent structures - Seventy-five (75) feet.

(b) Side Yard

Farm Dwelling - Each Side - Twelve (12) feet.

Agri-Business Structures and Feedlots - One hundred (100) feet from property line and/or two hundred (200) feet from existing dwellings on adjacent property.

Other permanent structures - Seventy-five (75) feet.

(c) Rear Yard

Farm Dwelling - Thirty-five (35) feet.

Agri-Business Structures and Feedlots - One hundred (100) feet from property line and/or two hundred (200) feet from existing dwellings on adjacent property.

Other permanent structures - Seventy-five (75) feet.

(5) Minimum Open Area - Seventy-five (75) percent.

(6) Sale of Farm and/or Garden Products on a Retail Basis
(See Section 2302.)

B. Offices, Banks, Retail Sales, Retail Services, and Community Facilities

(1) Sewer and Water - Public sewer and/or public water service are required.

(2) Minimum Lot Area - Fifteen thousand (15,000) square feet.

(3) Minimum Lot Width

(a) Lots Fronting on Arterial and Major Collector Roads.

(i) At Street Line - One hundred (100) feet.

(ii) At Front Yard Setback Line - One hundred (100) feet.

(b) Lot Fronting on Other Road Classifications.

(i) At Street Line - Sixty (60) feet.

- (ii) At Front Yard Setback Line - One hundred (100) feet.
- (4) Minimum Lot Depth - One hundred fifty (150) feet.
- (5) Minimum Yard Dimensions
 - (a) Front Yard - Twenty-five (25) feet. (See Section 2013.)
 - (b) Side Yard - Each side - Twenty-five (25) feet, provided, however, that if the lot is adjacent to a residential district, the side yard shall be seventy-five (75) feet on the side contiguous with the residential district.
 - (c) Rear Yard - Twenty-five (25) feet, provided, however, that if the lot is adjacent to a residential district, the rear yard shall be seventy-five (75) feet along the side contiguous with the residential district.
 - (d) Improvement Area - All Sides - Six (6) feet.
- (6) Length of Building - No building shall exceed one hundred fifty (150) feet in length.
- (7) Minimum Open Area - Twenty-five (25) percent.
- (8) Maximum Floor Area - Four thousand (4,000) square feet for each office, bank, retail sale, retail service, or community facility establishment or use.

C. Convenience Stores

- (1) Sewer and Water - Public sewer and/or public water service are required.
- (2) Minimum Lot Area - Fifteen thousand (15,000) square feet.
- (3) Minimum Lot Width
 - (a) At Street Line - One hundred (100) feet.
 - (b) At Front Yard Setback Line - One hundred (100) feet.
- (4) Minimum Lot Depth - One hundred fifty (150) feet.
- (5) Minimum Yard Dimensions

- (a) Front Yard - Fifty (50) feet. (See Section 2013.)
- (b) Side Yard - Each side - Twenty-five (25) feet, provided, however, that if the lot is adjacent to a residential district, the side yard shall be seventy-five (75) feet on the side contiguous with the residential district.
- (c) Rear Yard - Twenty-five (25) feet, provided, however, that if the lot is adjacent to a residential district, the rear yard shall be seventy-five (75) feet along the side contiguous with the residential district.
- (d) Improvement Area - All sides - Twenty (20) feet.
- (6) Minimum Open Area - Twenty (20) percent.
- (7) Maximum Floor Area - Four thousand (4,000) square feet.

D. Public Parks and Public Recreation Areas

- (1) Minimum Lot Area - None.
- (2) Minimum Lot Width - Fifty (50) feet.
- (3) Minimum Lot Depth - None.
- (4) Minimum Yard Dimensions
 - (a) Front Yard - Twenty-five (25) feet. (See Section 2013.)
 - (b) Side Yard - Each Side - Twenty (20) feet.
 - (c) Rear Yard - Thirty-five (35) feet.
- (5) Minimum Open Area - None.

E. Public Utility Installations

- (1) Minimum Lot Area - None.
- (2) Minimum Lot Width - None.
- (3) Minimum Lot Depth - None.

- (4) Minimum Yard Dimensions - To be measured from above ground facilities or security fences, not including poles or transmission towers, whichever is closer to property line.
 - (a) Front Yard - Twenty-five (25) feet. (See Section 2013.)
 - (b) Side Yard - Each Side - Twelve (12) feet.
 - (c) Rear Yard - Twelve (12) feet.
- (5) Minimum Open Area - None.

SECTION 1105. AREA AND BULK REGULATIONS FOR PRINCIPAL BUILDINGS AND USES PERMITTED BY SPECIAL EXCEPTION

- 1. Maximum Building Height - Thirty-five (35) feet; however, all structures are subject to Sections 2008 and 2014 of this Ordinance.
- 2. Minimum Lot Requirements
 - A. Churches
 - (1) Sewer and Water - Both public sewer and public water service are required.
 - (2) Minimum Lot Area - Five (5) acres.
 - (3) Minimum Lot Width
 - (a) At Street Line - One hundred (100) feet.
 - (b) At Front Yard Setback Line - One hundred fifty (150) feet.
 - (4) Minimum Lot Depth - Two hundred (200) feet.
 - (5) Minimum Yard Dimensions
 - (a) Front Yard - Thirty-five (35) feet. (See Section 2013.)
 - (b) Side Yard - Each side - Fifty (50) feet.
 - (c) Rear Yard - Fifty (50) feet.
 - (6) Minimum Open Area - Fifty (50) percent.
 - (7) Screening - (See Section 2313.)

(4) Minimum Yard Dimensions - To be measured from above ground facilities or security fences, not including poles or transmission towers, whichever is closer to property line.

(a) Front Yard - Twenty-five (25) feet. (See Section 2013.)

(b) Side Yard - Each Side - Twelve (12) feet.

(c) Rear Yard - Twelve (12) feet.

(5) Minimum Open Area - None.

SECTION 1105. AREA AND BULK REGULATIONS FOR PRINCIPAL BUILDINGS AND USES PERMITTED BY SPECIAL EXCEPTION

1. Maximum Building Height - Thirty-five (35) feet; however, all structures are subject to Sections 2008 and 2014 of this Ordinance.

2. Minimum Lot Requirements

A. Churches

(1) Sewer and Water - Both public sewer and public water service are required.

(2) Minimum Lot Area - Five (5) acres.

(3) Minimum Lot Width

(a) At Street Line - One hundred (100) feet.

(b) At Front Yard Setback Line - One hundred fifty (150) feet.

(4) Minimum Lot Depth - Two hundred (200) feet.

(5) Minimum Yard Dimensions

(a) Front Yard - Thirty-five (35) feet. (See Section 2013.)

(b) Side Yard - Each side - Fifty (50) feet.

(c) Rear Yard - Fifty (50) feet.

(6) Minimum Open Area - Fifty (50) percent.

(7) Screening - (See Section 2313.)

B. Funeral Homes

- (1) Sewer and Water - Both public sewer and public water service are required.
- (2) Minimum Lot Area - Twenty thousand (20,000) square feet.
- (3) Minimum Lot Width
 - (a) At Street Line - One hundred (100) feet.
 - (b) At Front Yard Setback Line - One hundred (100) feet.
- (4) Minimum Lot Depth - One hundred fifty (150) feet.
- (5) Minimum Yard Dimensions
 - (a) Front Yard - Twenty-five (25) feet. (See Section 2013.)
 - (b) Side Yard - Each side - Twenty-five (25) feet.
 - (c) Rear Yard - Fifty (50) feet.
 - (e) Improvement Area - All Sides - Twenty (20) feet.
- (6) Minimum Open Area - Forty (40) percent.

C. Veterinary Facilities

- (1) Sewer and Water - Both public sewer and public water service are required.
- (2) Minimum Lot Area - Three (3) acres.
- (3) Minimum Lot Width
 - (a) At Street Line - One hundred (100) feet.
 - (b) At Front Yard Setback Line - One hundred (100) feet.
- (4) Minimum Lot Depth - Two hundred (200) feet.
- (5) Minimum Yard Dimensions
 - (a) Front Yard - Twenty-five (25) feet. (See Section 2013.)

- (b) Side Yard - Each side - Twenty-five (25) feet, provided, however, that if the lot is adjacent to a residential district, the side yard shall be seventy-five (75) feet on the side contiguous with the residential district.
- (c) Rear Yard - Twenty-five (25) feet, provided, however, that if the lot is adjacent to a residential district, the rear yard shall be seventy-five (75) feet along the side contiguous with the residential district.
- (d) Improvement Area - All Sides - Twenty (20) feet.
- (6) Minimum Open Area - Fifty (50) percent.
- (7) Screening - (See Section 2313.)

D. Conversion Apartment Dwellings

- (1) Sewer and Water - Both public sewer and public water service are required.
- (2) Minimum Lot Area - Five thousand (5,000) square feet per dwelling unit, provided, however, that if a dwelling unit and a business use are to be located in the same structure, the minimum lot area shall be equivalent to four thousand (4,000) square feet for each dwelling unit plus six thousand (6,000) square feet for the business unit.
- (3) Minimum Lot Width
 - (a) At Street Line - One hundred (100) feet.
 - (b) At Front Yard Setback Line - One hundred (100) feet.
- (4) Minimum Lot Depth - One hundred fifty (150) feet.
- (5) Minimum Yard Dimensions
 - (a) Front Yard - Twenty-five (25) feet. (See Section 2013.)
 - (b) Side Yard - Each side - Fifty (50) feet.
 - (c) Rear Yard - Fifty (50) feet.
- (6) Length of Building - No building shall exceed one hundred fifty (150) feet in length.

(7) Minimum Open Area - Seventy-five (75) percent.

E. Day Care Centers

(1) Sewer and Water - Both public sewer and public water service are required.

(2) Minimum Lot Area - Twenty thousand (20,000) square feet.

(3) Minimum Lot Width

(a) At Street Line - One hundred (100) feet.

(b) At Front Yard Setback Line - One hundred (100) feet.

(4) Minimum Lot Depth - One hundred fifty (150) feet.

(5) Minimum Yard Dimensions

(a) Front Yard - Fifty (50) feet. (See Section 2013.)

(b) Side Yard - Each side - Twenty-five (25) feet.

(c) Rear Yard - Fifty (50) feet.

(d) Improvement Area - All sides - Twenty (20) feet.

(6) Minimum Open Area - Twenty (20) percent.

F. Bed and Breakfast Establishments (See Section 2304.)

G. Dwelling Units in Combination with Business and Professional Offices
(Added by Ordinance 1996-8, 5/13/96)

(1) Sewer and Water - Both public sewer and public water service are required.

(2) Location of Dwellings - All dwelling units shall be located within a building in which business and professional offices are located.

(3) Minimum Lot Width

(a) At Street Line - One hundred (100) feet.

(b) At Front Yard Setback Line - One hundred (100) feet.

- (4) Minimum Lot Depth - One hundred fifty (150) feet.
- (5) Minimum Yard Dimensions
 - (a) Front Yard - Fifty (50) feet. (See Section 2013)
 - (b) Side Yard - Each side - Twenty-five (25) feet.
 - (c) Rear Yard - Fifty (50) feet.
 - (d) Improvement Area - All sides - Twenty (20) feet.
- (6) Minimum Open Area - Twenty (20) percent

SECTION 1106. SUPPLEMENTAL REGULATIONS

The uses in this District are also subject to applicable regulations contained in the following Articles:

- 1. Article 17 - Off-Street Parking and Loading Regulations.
- 2. Article 18 - Sign Regulations.
- 3. Article 19 - Residential Accessory Use Regulations.
- 4. Article 20 - General Regulations.
- 5. Article 23 – Performance Regulations (Added by Ordinance 1999-11, 8/9/99)