

# BUSINESS 2 ZONE (B-2)

## SECTION 500.2



Zone purpose: This zone is intended to provide areas of commercial activity including community retail, business, service, professional offices, and other automotive dependent uses. The character of this zone is intended to be small to large scale commercial developments primarily serviced by automobiles.

### PERMITTED USES

- Farms: Raising livestock on commercial farms is allowed by right provided that the farm has at least 3 acres. Raising of livestock for non-commercial farms is subject to a minimum of 1 contiguous acre of useable pasture for one animal unit.
- The growing of crops, forestry, nursery and other similar agricultural uses are permitted in any zone with any acreage provided best management practices are utilized.
- Retail Establishments
- Service Establishments
- Dry Cleaning Establishments
- Catering Establishments
- Restaurants (Restaurant or food service establishment must be separated by at least one tenant space from any existing animal retail or service establishment)
- Funeral Homes, Mortuaries, Morgues
- Financial Institutions, Banks
- Office – General & Professional
- Business & Professional Office Buildings
- Contractor’s Office & Storage Yards – up to 2,000 SF (Storage areas must be a minimum of 50’ back from any property line. No processing of materials is permitted on site.)
- Automotive – Repair Establishments
- Automotive – New & Used Car Dealers
- Inventory Holding Areas (the bulk and area requirements of the existing zone apply)
- Automotive – Car Wash
- Automotive – Retail
- Truck, Equipment and Recreational Vehicle Sales
- Commercial & Trade Schools & Classrooms
- Dog/Pet Grooming, Pet Shop/Retail, Veterinarian (Animal retail or service establishment tenant space must be separated by at least one other tenant space from any existing restaurant or food service establishment)

### SPECIAL PERMITS

SUBJECT TO THE ISSUANCE OF A SPECIAL PERMIT FROM THE PLANNING & ZONING COMMISSION

- Retail/Service Establishment (>30,000 SF)
- Daycare Centers; Nursery Schools
- Hotels
- Contractor’s Office & Storage Yards - >2,000 SF (No processing of materials is permitted on site)
- Nursing/Elder Care/Convalescent Homes
- Automotive – Auto Body Repair Shops
- Automotive – Filling or Re-Energizing Stations
- Commercial Recreation
- Alcohol Sales (Liquor as an associated use with hotel, recreational use, and catering permitted with SUP, and may be limited to beer and wine)
- Drive Thru
- Dog/Pet Daycares/Training/Dog Hotel/Kennel, Boarding
- Residential (Residential Units may be permitted above the first story in commercial buildings. Those units below the first story must be limited to studio apartments not to exceed 900 SF in area. All residential units in commercial buildings require a SPU and must meet specific conditions.)

### DIMENSIONAL REQUIREMENTS

Minimum lot area: .275 acres/12,000 SF

Lot frontage: 80’

Front yard setback: 50’

Side yard setback: 15’

Rear yard setback: 30’