

B-2 Neighborhood Business District

The B-2 Neighborhood Business District is established to provide for a compact neighborhood shopping district which provides convenience goods such as groceries and drugs and some types of personal services to the surrounding residential area. The regulations are designed to protect the surrounding residential districts and provide an appropriate community appearance. Parking and design of entrances and exits to businesses must be established in a manner to minimize traffic congestion.

AREA, YARD AND HEIGHT REQUIREMENTS:

	Lot Area in SF	Lot Width	Front Yard Setback	Side Yard	Rear Yard	Max Height
B-2 Business	N/A	50'	30' (b)(d)(m)	5' (a)(m)	20' (e)(h)(m)	35'

- (a) Corner lot adds five (5') feet on street side.
- (b) Minimum required front yard setback shall be developed for sidewalks, grass and/or plants and the necessary entrance driveways.
- (d) Front yard shall also be landscaped in grass and ornamental shrubs and trees.
- (e) Detached accessory structures may be placed no closer than five (5') feet from the rear lot line.
- (h) In all zoned districts, where a swimming pool is an approved accessory to a primary residence or other structure, there shall be provided around the perimeter, an enclosed fence with a minimum height of four (4') feet, with all gates provided being self closing and all vertical or horizontal openings being no more than four (4") inches, which would deter and/or prevent the accidental or unauthorized use of said swimming pool. Fences, which enclose the rear yard of the property, shall be approvable if they totally secure that area in and around the swimming pool structure.
- (m) The front, rear, and side yard for any non-residential building shall not be less than required by the Table in this Article. However; where a non-residential building, other than a hotel or motel which is subject to note (1) is located on property adjoining a Residential District, the required yards shall be determined as follows:

An isosceles triangle (yard space triangle) shall be drawn from each building facade. Facades shall be designated on each building so that a minimum number, normally four, results. The base of the triangle shall be a line connecting the extreme ends of the facade (ignoring one-story storage rooms and other one-story protrusions of one hundred (100) square feet or less, exterior stairways, and decks,) and its altitude shall be the length of the base line multiplied by a factor related to the height of the building as shown below:

<u>Number of Stories/Height</u>	<u>Altitude Factor</u>
2 or more than 25 feet	0.3
3 or more than 35 feet	0.4
4 or more than 40 feet	0.5

(One story buildings 25' or less in height shall provide the minimum yards as required by the Table in this Article)

The isosceles triangle thus established shall not extend across any property line on to land zoned Residential. The isosceles triangle may extend into public right-of-way zoned residential but shall not extend across public right-of-way on to and zoned residential.

PERMITTED AND SPECIAL USES (SU):

Residential Uses

bed and breakfast inns
family care home (5 or less)
family day-care home (5 or less)
planned unit developments (SU)

Recreational Uses

amusement arcades and indoor places
of entertainment; including bowling
alleys, pool rooms, skating rinks &
batting cage, tennis courts
associations or organizations;
social & fraternal, clubs, lodges
auditorium, assembly hall;
indoor theaters, public
bingo games
dance studios & schools, including
aerobics
fortune tellers, astrologers
golf course, including pro shop (SU)
martial arts instructional schools
miniature golf facilities
physical fitness centers
public parks
recreation facilities, public
recreation facility, private:
including country clubs, private
neighborhood parks & multi-family
recreation areas where the principal
use is permitted in the zoning district
swim & tennis clubs

Educational & Institutional Uses

ambulance services
churches, synagogues & other
associated activities
colleges or universities
day care centers,
(6 or more)
governmental offices
& facilities
hospitals, public & private
libraries
museums or art galleries
nursing & convalescent homes

congregate & group care
philanthropic institutions
post offices
schools, including public schools &
private schools, having a curriculum
similar to those given in public schools
schools, specialty training, such as
cosmetology, vocation or trade
services, not elsewhere classified,
where no retail, wholesale, or repair
is conducted

Business, Professional & Personal Services

accounting, auditing, or bookkeeping
administrative or management services
advertising agencies or representatives
agencies & offices rendering specialized
services not involving retail trade such
as real estate, insurance, advertising,
architecture, engineering, & accounting
and not listed elsewhere
animal clinics & hospitals; including totally
enclosed kennels operated in
connection with animal clinics or
hospitals
automobile parking lots & facilities for
permitted uses in the district
automobile parking (commercial)
banks and credit unions
barber shops
chiropractors' offices
clothing alterations or repairs
communicative facilities, including
radio & television broadcasting
excluding towers that exceed the
heights limits
computer services
contractors' offices (no storage)
convenience food stores
day spa (including manicures, pedicures,
facials, saunas, aromatherapy, skin care,
permanent makeup, hairstyling, massage
therapy, and product sales)
dental offices & laboratories

doctors' offices & laboratories
dry cleaning & laundry facilities
employment agencies, personnel agencies
engineering, architectural, surveying services
equipment rental & leasing
(No vehicles or outdoor items)
exterminating services
finance or loan offices
fraternal organizations
freezer lockers
funeral homes
hair salon
insurance agencies
internal service facilities,
incidental to permitted uses,
including cafeterias, day care facilities, snack bars, pharmacies, optical stores & similar retail activities when conducted solely for use of employees, patrons, or occasional visitors; provided, such activities are within the principal building & advertising for it is not permitted beyond the premises
investment houses
interior decorator
laundromats
law offices
locksmith shops, including repair
massage therapist
medical, dental or related offices
medical or dental laboratories
mini-warehouses
mortgage brokers
nail salon (including manicures and pedicures)
office, not classified elsewhere (no retail)
optometrists & ophthalmologists
photocopying & duplicating services
photo finishing laboratories
photography studio
picture framing shop
psychologists' offices
real estate offices
rehabilitation or counseling services
service stations (not including truck stops)
shoe repair or shoeshine shops
signs as regulated by Article IX
stock, security or commodity brokers
structures & uses clearly incidental to a

permitted use
tanning salons
theater, indoor
travel agencies
utility company offices
vocational, business, secretarial schools
watch, clock, jewelry repair shops

Retail Trade

antique shops
apparel sales
appliance sales & service
art studios & galleries
arts & craft sales; similar specialty retail
bakeries; retail
bars & nightclubs (SU)
bicycle sales & repair
boat dealers; sales & repair (SU)
book stores
camera & photography; sales & service
candy stores
carpet sales & storage
clothing shops
catalogue shops
computer sales
dairy products stores
department & variety stores
drug stores & pharmacies
electronic product sales
fabric or piece goods stores
florist shop
furniture sales
garden centers or retail nurseries
gift, novelty & souvenir shop
grocery store
hardware store
hobby & toy stores
homes furnishings, miscellaneous
jewelry sales & repair
leather goods sales
lighting goods sales
liquor stores
miscellaneous retail sales
music stores including instrument repair
newsstand, magazines
office supply store
optical goods sales
paint, glass & wallpaper stores
pawn shop
pet stores
radio & television, stores & repairs

record, tape, cd stores
restaurants (no drive-through) (SU)
retail sales & service where not
classified elsewhere, and where all
retail sales & services are conducted
within an enclosed building
service stations, gasoline (no repair)
shoe sales and/or repair
shopping centers & malls
sporting goods stores
tobacco stores
video tape rental & sales
woodworking shops, retail

Manufacturing & Industrial Uses

pottery & related products (SU)
printing & publishing

Public Works Etc.

electric transmission distribution poles,
towers supporting cable, lines &
related appurtenances
governmental public works facilities,
utilities, infrastructure & appurtenances
natural gas distribution lines & related
appurtenances
sewage collection lines, pump stations
& appurtenances
sewage treatment plants, non-
government public (SU)
telephone & television cable poles,
towers supporting cable, lines &
related appurtenances
water distribution lines, booster pumps,
storage facilities & appurtenances
water treatment plants, non-government
public (SU)
wireless telecommunications towers &
facilities (SU)

Miscellaneous

temporary structures associated with
permitted uses such as mobile
classrooms, temporary facilities while
construction is underway, and similar
temporary situations for a period
not exceeding one (1) year. The Board
of Adjustment may permit, as a special
exception, an extension of such permit
beyond the one (1) year time period where
the Board finds after due notice and public
hearing that extenuating circumstances
for the particular situation merits
extension of the temporary permit.
temporary events & structures
yard sales - limited to 2 two-day events
per year