

ARTICLE 11

BUSINESS DISTRICTS

SECTION 1100 – Business District Intent

The intent of this article is to create and provide: a) the necessary selection of goods and services required by urban, suburban and rural neighborhoods, communities and regions; b) sites which are capable of centrally serving trade area populations; c) sites which are appropriately supported and served by necessary infrastructure; d) the implementation of an overall identifiable, cohesive urban, suburban and rural form which is compact and efficient in design and makes efficient use of parking, multi-modal forms of transportation, open space and other physical characteristics of the land and improvements.

SECTION 1110 – Local Business (B-1)

The purpose of the Local Business district is to provide the convenience goods and professional and personal services required for daily living needs. Districts will be located on suitable lands central to the neighborhood trade area with direct access from neighborhood collector roads or arterials and will be compatible with residential districts. Activities conducted within the permitted uses within this district will be conducted inside enclosed structures with **little or no outside display or storage**. District facilities and plans will be organized to provide central and convenient collection of vehicles, pedestrians and multi-modal forms of transportation within the district's facilities.

SECTION 1115 – Principally Permitted Uses

The following uses are permitted:

1. Eating and drinking establishments, including alcoholic beverages, and pizza delivery excluding drive-thru facilities;
2. Grocery stores and supermarkets, convenience stores, liquor beverage drug and proprietary stores;
3. Welfare and charitable services;
4. Music, video and game rental stores;
5. Household appliances, china, glassware and metal ware
6. Stores with retail sales of meat, fish, seafood, dairy and poultry products, fruit and vegetable stores; bakeries, candy nut and confectionery stores;

7. Banking and financial services savings and loan associations, credit unions and other credit services; business and personal credit services and title services, security brokers investment services and finance companies;
8. Office supplies and equipment, copy centers, and small print shops;
9. Insurance carriers and agents, accounting, auditing and bookkeeping services, travel agents and agencies, detective and protective services;
10. Real estate operators, agents, lessors and real estate sub-dividing and developing services, operative builders and related services, real estate agents brokers and management services;
11. Real estate management services and builders' offices (excluding any outside storage equipment and the like);
12. Postal services and packaging services provided the use is essential for pick-up and delivery convenience and not storage or transfer activities;
13. Physician and dental services including medical, dental laboratories and clinics;
14. Legal, engineering, architectural, education and scientific research services, charitable and social services administration offices;
15. Professional, social, fraternal, civic and business associations and organizations with all meetings and activities being conducted indoors;
16. Veterinary services and pet grooming services but not including the boarding of animals;
17. Beauty and barber services and tanning salons, and massage;
18. Group Child Care Centers Class I and II (Site Plan Review required) (See Article 27 for definitions);
19. Writing and publishing of newspapers, periodicals and books;
20. Bed and Breakfast Inns;
21. Laundering, dry cleaning and dyeing services including self-service, alteration and garment repair and custom tailoring, shoe repair, shoe shining and hat cleaning services;
22. Family clothing, shoe stores, specialty clothing or boutiques and other apparel retail trades;
23. Photography studios, retail sales of cameras and accessories, photo finishing services and supplies, picture framing;
24. Sales and repair of computers, radios, television, VCR's, clocks, pianos, and jewelry sales and repairs;
25. Hardware and home improvement stores, paint, glass and wallpaper stores and related products;
26. Draperies, curtains, upholstery and floor coverings, carpet and rugs and related household products;

27. Furniture and bedding stores, antiques and used merchandise and other specialty stores, art, craft and hobby supplies and products, gifts and novelties, pawn shops;
28. Book, newspaper, magazine and card stores;
29. Colleges, junior colleges, universities, including fraternity and sorority houses and dormitories, business colleges and trade schools, boarding nursery schools, preschools, libraries, and museums;
30. Florists including greenhouses;
31. Auto parts and accessories stores, gasoline filling stations;
32. Sporting goods sales, fitness and recreation centers including gymnasiums, clubs and similar indoor athletic uses, including indoor shooting ranges;
33. Churches, synagogues, temples and other places or religious assembly for worship;
34. Funeral homes and crematoriums including cemeteries or mausoleums;
35. Art, music, dancing, karate or similar schools;
36. Assisted living, adult care, nursing and rest homes, hospitals, clinics and institutions for the care of the aged and for children, homeless shelters and other similar and related residential uses;
37. Police and fire stations or ambulance services;
38. Telephone exchange stations, radio broadcasting studios, television broadcasting studios and other communication centers and offices *excluding* any relay, transmitting or receiving towers or similar equipment;
39. Dwelling units, provided the living area is located within the structure of a business and the living area does not occupy more than 50 percent of the structure.

SECTION 1120 - Accessory Uses

Accessory uses, buildings and structures customarily incidental and subordinate to any of the permitted uses defined to be:

1. Uses or spaces of integral relation to the developed portions of the district;
2. Accessory uses for dwelling listed in Article 10;
3. Signage (See Article 20);
4. Parking (See Article 21);
5. Temporary buildings incidental to construction;
6. Storage, uncrating or unpacking areas provided such activities are an integral function of a permitted use and do not create enclosed or outside spaces which will tend to enlarge or overpower the activities of permitted uses;
7. Automatic teller machines;

8. Recycling collection points;
9. The rental of trucks and trailers (only permitted to be displayed in the side or rear of the property);
10. Recreation.

SECTION 1125 – Conditional Uses and Criteria

The following uses and appropriate accessories subject to the approval and conditions of the Board of Zoning Appeals provided: a) the activity is an integral and subordinate function of a permitted commercial use, professional or personal service; or b) the activity will further add to and not detract from the creation of a compact, multi-purpose center; and, c) the arrangement of uses, buildings or organization of permitted and accessory uses to be protected in the district:

1. Automotive repair facility and wash services for vehicles;
2. Garden and landscape sales including florist greenhouses, lawn furniture, gazebos, sheds and the like;
3. Eating and drinking establishments, including alcoholic beverages, with drive-thru facilities;
4. Small scale sales or leasing of new and used motor vehicles requiring the storage of no more than fifty (50) vehicles on the premises;
5. Sale of farm implements, lawn and garden equipment;
6. Small scale sales or leasing of new and used recreational vehicles requiring the storage of no more than fifty (50) vehicles on the premises;
7. Mini-warehouses or storage facilities;
8. Printing of newspapers, books, and periodicals;
9. Telecommunication towers, radio and television transmitting or relay stations; antennas or satellite dishes, telephone exchange stations, radio broadcasting studios, television broadcasting studios and other communication centers and offices requiring relay, transmitting or receiving towers or similar equipment; (See Article 15)
10. Real estate management services and builders' offices etc. requiring outside storage equipment or supplies;
11. Golf courses, miniature golf, driving ranges, go-cart tracks and other specialized amusement facilities, drive-in theaters, and roller skating rinks, bowling alleys, swimming beaches, skiing and other similar activities;
12. Camping, recreation vehicle and trailer camps (transient or seasonal use only) and related activities, dude ranches, youth camps, retreat centers, health resorts, ski resorts, amusement and water parks, fairgrounds, and amphitheaters;
13. Yachting, boat rentals, boat access sites and marinas including the sale of fuels;

14. Water towers, electrical substations, telephone switching stations, facilities dealing with boosting or receiving data or communications signals, wind energy conversion systems, and county garage facilities;
15. Stadiums, arenas, field houses, race tracks (both vehicle and animal) and related activities and uses.

SECTION 1130 - Density

The density of use in a Local Business district of under two (2) acres shall not exceed 8,000 square feet of gross floor area per acre of land. The density of use in a Local Business district two (2) acres or larger shall not exceed 10,000 square feet of gross floor area per acre of land.

SECTION 1135 - Minimum District Size

There is no minimum size or extent required of a Local Business district.

SECTION 1140 - Minimum Standards

See Article 25, Table 25-1 for dimensional standards. Site Plan Review required for all permitted and conditional uses. (See Article 23)

SECTION 1150 –Community Business (B-2)

The purpose of the Community Business district is to provide comparable shopping goods, personal and professional services, and some convenience goods for normal living needs as well as major purchase opportunities. This district would serve to accommodate the current and future service demands of an expanding local population that normally can't be met because of the limited type and scale of office, recreational or retail use in the immediate area. Districts will be located on suitable lands primarily central to trade areas and to some extent the community as a whole; such districts also have access from expressways or arterial roads. District facilities and plans will be organized to provide central and convenient collection of vehicles, pedestrians and multi-modal forms of transportation within the district's facilities and major shopping spaces. Uses within this district may require large outside display or storage of products and related items.

SECTION 1155 - Principally Permitted Uses

The following uses are permitted:

1. All principally permitted uses of a Local Business (B-1) district, including drive-thrus;
2. Department stores, mail order houses, direct retail selling organizations of general merchandise;
3. Art and craft galleries and similar exhibit space;
4. Aquariums, botanical gardens and other natural exhibitions;
5. Arcades and other amusement centers;
6. Motion picture theaters (indoor);
7. Bowling alley, skating rinks, roller skating rinks, miniature golf courses golf driving ranges, and skateboard facilities;
8. Hotels and motels including convention facilities;
9. Gasoline filling station and automotive repair facility;
10. Garden and landscape sales including florist greenhouses, lawn furniture, gazebos, sheds and the like;
11. Sale of automobiles, boats and other water craft, motorcycles, farm implements, lawn and garden equipment, recreational vehicles campers, mobile homes, sheds, car ports and other pre-fabricated buildings;
12. Golf courses, miniature golf, driving ranges, go-cart tracks and other specialized amusement facilities, and roller skating, bowling, swimming beaches, skiing and other similar outdoor activities;
13. Camping, recreation vehicle and trailer camps (transient or seasonal use only) and related activities, dude ranches, youth camps, retreat centers, health resorts, ski resorts, amusement and water parks, fairgrounds, and amphitheaters;

14. Yachting, boat rentals, boat access sites and marinas including the sale of fuels;
15. Stadiums, arenas, field houses, race tracks both vehicle and animal and related activities and uses;
16. Sporting goods and accessories including the sales and service of new and used marine craft, recreational vehicles, camping trailers and motorcycles and other sporting equipment and sales;
17. Garden and landscape sales, lawn furniture and the like, farm and garden supply outlets including equipment and vehicles;
18. Sales of lumber, building materials, heating and plumbing equipment, electrical supplies, hardware and farm equipment (normally requires large outside storage and display areas);
19. Self storage facilities;
20. Equipment, tool, automobile, truck rental and leasing services;
21. Reupholstery and furniture repairing and refinishing services;
22. Telecommunication towers according to standards in Article 15;
23. Hospitals, mental facilities, facilities for the insane, substance abuse and related facilities;
24. Water towers, electrical substations, telephone switching stations, facilities dealing with boosting or receiving data or communications signals, wind energy conversion systems, and county garage facilities;
25. Jails, and detention centers or similar uses excluding prisons or correctional facilities;
26. Airports, bus terminals or other transportation facilities.

SECTION 1160 - Accessory Uses

Accessory uses, buildings and structures customarily incidental and subordinate to any of the permitted uses including:

1. Uses or spaces of integral relation to the developed portions of the district;
1. Accessory uses for dwelling listed in Article 10;
2. Signage (See Article 20);
3. Parking (See Article 21);
4. Temporary buildings incidental to construction;
5. Storage, uncrating or unpacking areas provided such activities are an integral function of a permitted use and do not create enclosed or outside spaces which will tend to enlarge or overpower the activities of permitted uses;
6. Automatic teller machines;
7. Recycling collection points;
8. The rental of trucks and trailers (only permitted to be displayed in the side or rear of the property);
9. Recreation.

SECTION 1165 – Conditional Uses and Criteria

The following uses and appropriate accessories subject to the approval and qualifications of the Board of Zoning Appeals provided: a) the activity is an integral and subordinate function of a permitted commercial use, professional or personal service; or b) the activity will further add to, not detract from, the creation of a compact, multi-purpose and pedestrian oriented commerce center; and c) the arrangement of uses, buildings or structures will be mutually compatible with the organization of permitted and accessory uses to be protected in the district:

1. Drive-in restaurants, movie theater or similar use;
2. Truck stops, wash and repair facilities;
3. Flea markets and similar uses;
4. Real estate management services and builders offices etc. requiring outside storage equipment and the like;
5. The writing, publishing of newspapers, periodicals and books provided any printing operation is subservient to the writing and publishing activity and does not conflict with the purposes of permitted uses of the district;
6. Radio and television transmitting or relay stations; antennas or satellite dishes, telephone exchange stations, radio broadcasting studios, television broadcasting studios and other communication centers and offices requiring relay, transmitting or receiving towers or similar equipment.

SECTION 1170 – Density

The density of use in a Community Business district of under four (4) acres shall not exceed 10,000 square feet of gross floor area per acre of land. In a Community Business district of four (4) acres or larger the intensity of use shall not exceed 15,000 square feet of gross floor area per acre of land.

SECTION 1175 - Minimum District Size

The minimum size and extent of a Community Business shall not be less than two (2) acres and shall consist of contiguous private property.

SECTION 1180 - Minimum Standards

See Article 25, Table 25-1 for dimensional standards. Site Plan Review required for all permitted and conditional uses. (See Article 23)