

Zone District: B-2 (Subregional Business District)

Purpose. The standards of this district (B-2) are intended to provide areas for the sale at retail of convenience type goods and services required by residents of a subregion provided that the outlets create no nuisance.

Setbacks: Front: 25' Side: 5'* Rear: 15'*

* Does not apply on the portion of the parcel adjacent to another parcel also in a business or Industrial zone. It does apply when the portion of the parcel is adjacent to a residential or special zone (streets and alleys not considered.).

Coverage: 50%
 Max. Height: 35'
 Minimum Lot Width: 50'
 Minimum Lot Size: 5,000 Square Feet

Performance standards: § 17-4-5(1). Schedule of District Regulations (Part IV, Nonresidential).

Outdoor Lighting: § 17-4-52 Outdoor Lighting Performance Standards.

Off Street Parking: § 17-4-43 Off-street parking non-residential.

Landscape: Required. § 17-4-7

Public Sidewalks: § 17-4-44

Permitted Uses § 17-4-51(c)

Uses by right.

- | | | |
|---|---------------------------|--|
| 1. Accessory commissary | 8. Catering service | 15. Pet shop |
| 2. Accessory community garden | 9. Instructional studio | 16. Photography studio |
| 3. Accessory dwelling unit, established | 10. Laundromat | 17. Public utilities |
| 4. Art gallery | 11. Massage establishment | 18. Residence, accessory dwelling unit (ADU) |
| 5. Beauty salon or barbershop | 12. Office, general | 19. Residence, established |
| 6. Butcher shop | 13. Office, medical | 20. Retail sales, general |
| 7. Car wash | 14. Office, professional | |

Uses by review.

- | | | |
|--|---|--------------------------------------|
| 1. Accessory drive-thru | 25. Farmers market | 50. Rental shop, equipment |
| 2. Accessory emergency generator | 26. Financial drive-up facility | 51. Repair shop, durable goods |
| 3. Accessory heliport, emergency medical | 27. Financial institution | 52. Residence, one-family |
| 4. Adult day service center | 28. Funeral home | 53. Residence, two-family (duplex) |
| 5. Ambulance service | 29. Gas station | 54. Retail sales, auto parts |
| 6. Auditorium | 30. General service | 55. Retail sales, big box |
| 7. Automobile dealership | 31. Health club | 56. Retail sales, building materials |
| 8. Automobile rental | 32. Hospice care facility | 57. Retail sales, liquor store |
| 9. Banquet hall | 33. Hospital | 58. Retail sales, tires |
| 10. Bar, tavern | 34. Hotel (Motel) | 59. School, college, or university |
| 11. Bed and breakfast home | 35. Kennel (cattery) | 60. School, general |
| 12. Bed and breakfast inn | 36. Laundry service | 61. School, preschool |
| 13. Blood bank or donor station | 37. Library | 62. School, trade |
| 14. Body art studio | 38. Mortuary | 63. Shooting range |
| 15. Bowling alley | 39. Museum | 64. Smoking lounge |
| 16. Brewpub | 40. Parking lot | 65. Temporary farmers market |
| 17. Broadcasting studio | 41. Parking structure | 66. Temporary mobile auto repair |
| 18. Charitable institution | 42. Parks, trails and open space | 67. Theater, general |
| 19. Child care center | 43. Pawnshop | 68. Theater, multiplex |
| 20. Civic club | 44. Payday loan agency | 69. Truck stop |
| 21. Commercial, established | 45. Precious metal purchaser | 70. Urgent care facility |
| 22. Community center | 46. Print shop | 71. Veterinary clinic |
| 23. Contractor's shop | 47. Recreation facilities, indoor | 72. Wedding facility |
| 24. Dog care facility | 48. Recreational vehicle, sales and service | |
| | 49. Religious institution | |

Conditional uses:

- | | | |
|---|-------------------------------|---------------------------------|
| 1. Accessory antenna | 8. Bakery, retail | 16. Repair shop, consumer items |
| 2. Accessory commercial patio | 9. Community garden | 17. Restaurant |
| 3. Accessory medical marijuana home cultivation | 10. Development in floodplain | 18. Restaurant, carry-out |
| 4. Accessory solar array | 11. Home based business | 19. Retail sales, garden center |
| 5. Artist studio | 12. Live-work unit | 20. Temporary construction yard |
| 6. Automobile repair, lube shop | 13. Mobile food unit | |
| 7. Automobile repair, paintless dent repair | 14. Pharmacy | |
| | 15. Rental shop, general | |