

SECTION 415. HIGHWAY BUSINESS (B2).

- A. Intent. The Highway Business (B2) zone is intended to provide for the development of commercial activities that are oriented for automotive use and traffic, which constitute the main shopping and service areas within the municipality.
- B. Permitted Principal Uses. In the B2 zone, no lot shall be used and no structure shall be erected, altered, or occupied for any purpose except the following:
1. Child care centers, per §432.A.
 2. Clubs and lodge halls for fraternal organizations and meeting places, public, or private.
 3. Conservation.
 4. Eating and drinking establishments.
 - a. Restaurants, lunch counters, delicatessens, tearooms, cafes, pizzerias, ice cream shops, bakeries and coffee shops.
 - b. Night clubs, bars, taverns and social clubs.
 5. Home for the aged, long term care facility or assisted living facility.
 6. Libraries and museums.
 7. Municipal use and other governmental offices.
 8. Office.
 - a. Medical offices, dental offices, laboratories, physical therapy and therapeutic massage, by licensed massage therapists, and health-related professions.
 - b. Finance, insurance agencies, real estate and accounting offices
 - c. Professional office uses of social services, design, information technology, law, engineering, architecture and similar business or professional offices.
 - d. General and administrative offices of messenger or telegraph services, call centers, as well as offices of a builder, carpenter, caterer, cleaner, contractor, decorator, electrician, furrier, mason, painter, plumber, roofer, upholsterer, and similar establishments, but excluding outdoor storage of motor vehicles, materials and equipment, or contractor's storage yards.
 9. Personal Services.
 - a. Animal hospital, domestic animal daycare, animal physical therapy, and similar uses.
 - b. Banks and other financial offices, including drive-thru facilities.
 - c. Barber and beauty shops, nails and spa services.
 - d. Copying and shipping services.
 - e. Dance, karate facilities and martial arts studios.
 - f. Dry cleaning.
 - g. Health and fitness centers, gyms.
 - h. Laundromat or self-service laundries.
 - i. Shoe repairing.
 - j. Tailoring and dressmaking.
 10. Recreation.
 - a. Outdoor recreation, excepting go-karts, motorcycles, or other motorized conveyances
 - b. Public parks and recreation.
 - c. Indoor recreational and leisure facilities, including bowling, billiards, racquetball and similar.
 - d. Amusements, including astrology services and arcades.

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11. Retail sales.

- a. Appliance, electronics sales and service shops, video and multi-media sales and rentals, recorded music and computer software sales.
- b. Art or artisan studio, galleries, antique stores, and thrift shops.
- c. Automobile new sales, including factory-authorized sales and service of new automobiles and trucks, boats, recreational vehicles, campers and trailers, motorcycles, and off-road vehicles, including ancillary sales of parts and body repair services.
- d. Book stores
- e. Clothing and clothing accessory stores.
- f. Commercial greenhouse and nurseries.
- g. Convenience stores.
- h. Grocery and dry goods stores.
- i. Hobby and craft stores.
- j. Home improvement stores and lumberyards.
- k. Jewelers.
- l. Lighting, carpet, and furniture stores.
- m. Music and musical instrument stores.
- n. Office supplies store.
- o. Pet supplies and sales.
- p. Pharmacy and drug stores.
- q. Sports goods and equipment.
- r. Wine, liquor and beer stores.

12. Services.

- a. Auto, truck and vehicle rental.
- b. Business and institutional schools, including trade schools.
- c. Car washes.
- d. Catering establishments.
- e. Exterminator services.
- f. Florist, card and gift shop.
- g. Funeral homes, mortuaries, and cemeteries.
- h. General service and repair shops, including carpenter, cabinet making, furniture repair, plumbing, or similar shops.
- i. Newspaper publishing and job printing establishments.
- j. Photography studio.
- k. Self storage facilities.
- l. Technology repair service.
- m. Travel and tourism agencies.

C. Conditional Principal Uses. In the B2 zone, the following shall be conditional uses:

1. Automobile-related services, including repair shops, tire sales and repair, transmission service, oil and lube service, auto body shops, and gasoline service stations.
 - a. A minimum lot size of one (1) acre (43,560 square feet) shall be required.
 - b. All fuel pumps and fuel islands shall be located within the building envelope. Canopies are required to be a minimum of ten (10') feet from all property lines.
 - c. All lubrication, repair, or similar activities shall be performed in a fully enclosed building and no dismantled parts shall be displayed or stored outside of an enclosed building. All appliances, pits, storage areas, and trash facilities other than gasoline filling pumps or air pumps shall be within a building or roofed structure.

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- d. All fuel tanks shall be installed underground, except tanks under 1,100 gallons in size used only for the storage of kerosene, and tanks used only for the storage of propane.
 - e. All doors shall be kept shut tightly during all automobile body repairs and/or painting work. Such building shall be located a minimum of seventy-five (75') feet from the nearest property line with the doors not facing any residentially zone or occupied lot.
 - f. No junked motor vehicle or part thereof, or such vehicles incapable of normal operation upon the highway, shall be permitted on the premises of the repair garage, except as noted herein. No more than eight (8) vehicles awaiting repair or disposition at the repair garage shall be permitted on the premises for a period not exceeding seven (7) days, except that up to three (3) inoperable vehicles in an enclosed building may be permitted.
 - g. The exterior display of motor vehicles, recreational vehicles, boats, other forms of transportation, or equipment for sale or rent shall not be permitted. The business operation of vehicles sales or rental shall not be permitted on the same lot.
 - h. Signs. All signs shall conform to §517, with changeable copy area gasoline price only, not to exceed twelve (12) square feet.
 - i. Buffer. Required buffer strips between residential uses and zones, and gas station uses shall be a minimum of thirty (30') feet in width, in accordance with §508.F.
 - j. The gasoline service station shall be the sole principal use permitted on the lot or parcel.
 - k. Food preparation/kitchen facilities and/or fast-food services/restaurants shall not be permitted on the same lot or parcel as a gasoline service station or on an adjoining lot or parcel in conjunction with the gasoline service station.
 - l. The gasoline service station shall be designed to ensure safe and adequate vehicle stacking, circulation, and turning movements based on the number of pumps/dispensers.
2. Motel, hotel, and ancillary uses including restaurants, meeting rooms, conference rooms, and recreational facilities.
- a. A minimum lot size of one (1) acre shall be required.
 - b. The maximum height for hotel and motel structures shall be increased to a maximum of fifty (50') feet.
 - c. New or remodeled rooms shall be no smaller than 350 square feet. Kitchenettes shall only be allowed in rooms of at least 350 square feet.
 - d. Buffer. Required buffer strips between residential uses and zones, and hotels, motels and accessory uses shall be a minimum of thirty (30') feet in width, in accordance with §508.F.
3. Drive-Through or Fast-Food Restaurants are subject to the following standards:
- a. A minimum lot size of 20,000 square feet shall be required.
 - b. Drive-through windows and stacking lanes be screened from public and private streets, sidewalks, adjacent outdoor dining spaces, parks and public open spaces.
 - c. Drive-through speakers shall not be audible from adjacent residentially used or zoned properties.
 - d. The architecture of drive-through uses shall be compatible and harmonize with that of the shopping center motif or immediate neighborhood in terms of building color, materials, mass, scale, and form. Standardized, "corporate prototype" building designs shall be discouraged.

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- e. On and off-site circulation, traffic safety, curbside parking, number or proximity of driveways, speed bumps, and other site development factors shall be considered during review.
- D. Permitted Accessory Uses & Structures. Any of the following uses and structures may be permitted, when used in conjunction with a principal use and conforming to the applicable subsection:
 1. Awnings and canopies, per §432.B.
 2. Balconies, chimneys and eaves.
 3. Child care centers, per §432.A.
 4. Fences, hedges and walls, per §506.
 5. Gazebos, benches, and similar street furniture.
 6. Off-street parking facilities, per §511.
 7. Outdoor break area or patio, provided it is within the building envelope.
 8. Personal telecommunications equipment.
 9. Public, local utilities and cable television facilities, per §432.E.
 10. Refuse and recycling storage facilities, per §511.
 11. Signs, per §517.
 12. Sidewalks and walkways, per §513.
 13. Solar energy infrastructure, per §432.C.
 14. Stormwater management facilities, per §516.
 15. Telecommunication towers and antennas, per §432.D.
 16. Temporary construction trailers, per §432.F.
 17. Used automobile sales, including used or pre-owned auto sales and service of automobiles and trucks, boats, recreational vehicles, campers and trailers, motorcycles, and off-road vehicles, including ancillary sales of parts and body repair services, in conjunction with the sale of new vehicles.
- E. Prohibited Uses. Any use that is not specifically permitted in §415.B is hereby prohibited.
- F. Bulk Requirements. Except as otherwise modified, the following bulk standards shall apply to all buildings in the B2 zone:

Minimum Requirements	Principal Structures	
	Inside Lot	Corner Lot
Lot Size (square feet)	20,000	20,000
Lot Frontage	100'	120'
Lot Depth	150'	150'
Front Yard	25'	25'
Secondary Front Yard	n/a	25'
Side Yard	10'	10'
Aggregate Side Yard	20'	n/a
Rear Yard	20'	20'
Maximum Height	35'	35'
Maximum Building Cover	30%	30%
Maximum Lot Cover	70%	70%
Open Space	25%	25%

SECTION 416. SHOPPING CENTER BUSINESS (B3).

- A. Intent. The Shopping Center Business (B3) zone is intended to promote orderly commercial facility development for retail commercial and business service uses planned under a unified site design, which serve a large threshold, while minimizing vehicular traffic within the shopping complex by permitting various retailers at one location.