

A. PURPOSE: The purpose of the B-8, Commercial Zoning District is to provide for the establishment of general commercial activities, other than automotive or heavy commercial uses, on properties that abut arterial roads. Due to the proximity of lands in the district to residential areas, these district regulations are intended to promote the preservation of natural vegetation, increase opportunities for beautification and provide extensive buffering between nonresidential and residential uses not otherwise separated from each other by a collector or arterial road. Multifamily, governmental and institutional uses are also encouraged in such corridors as a relief from extensive strip commercial development, and allowable uses are restricted to those most compatible with residential uses. When used in conjunction with the Planned Business Development District, these regulations are intended to encourage the establishment of totally planned, multiuse, community-level centers having a variety of retail, office, restaurant, recreation and institutional uses.

B. DIMENSIONAL STANDARDS

1.	2.	3.	4.	5.	6.	7.	8.	9.				
Type	Density	Maximum Building Height	Maximum Building Coverage	Maximum Impervious Lot Coverage	Minimum Lot Size	Minimum Lot Width	Minimum Lot Depth	Setbacks				
								a. Front	b. Rear	c. Side	d. Street Side/Corner	e. Waterfront

Nonresidential Uses	36 (transient lodging)	30'	35%	75%	28,000 SF	100'	N/A	50'; 20' for properties located on U.S. 1 adjacent to Dodson Creek.	20'; 30' if abutting residential district; 5' additional combined side yard required for each story over 2.	10'; 20' when abutting a multifamily district; 25' when abutting a single-family district; 5' of additional combined yard area required for each story over 2.	20'	30'
Multifamily	10	30'	35%	75%	20,000 SF	100'	N/A	50'	20'; 30' if abutting residential district.	10'; 20' when abutting a multifamily district; 25' when abutting a single-family district.	20'	30'

C. PERMITTED USES			D. CONDITIONAL USES			E. SPECIAL EXCEPTION USES			F. OTHER STANDARDS			
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1. Adult Day Care Center
2. Assisted Living Facility
3. Business and Professional Office
4. Business Service
5. Clubs and Fraternal Organization
6. Convenience Store, Type A
7. Cosmetic tattooing
8. Financial Institution
9. Instructional Physical Activity
10. Nursing Home
11. Retail Sales and Services
12. School, Public
13. Sexually Oriented Business
14. Veterinarian

1. Bowling Center
2. Child Care Facility
3. Community Residential Home
4. Convenience Store, Type B
5. Convenience Store, Type C
6. Dwelling, Multifamily
7. Family Day Care Home
8. House of Worship
9. Parks and Recreation Facilities, Private
10. Parks and Recreation Facilities, Public
11. Personal Services
12. Public Facilities
13. Public Utilities
14. Recreational Facilities, Indoor
15. Restaurant, Type "A"
16. Restaurant, Type "B"
17. Restaurant, Type "C"
18. School, Private
19. Shopping Center
20. Telecommunications Towers, Camouflaged
21. Theater
22. Virtual Golf Centers
23. Wind Energy System

1. Automatic Amusement Center
2. Outdoor Activity
3. Outdoor Storage
4. Recreational Facilities, Outdoor
5. Warehouse, Mini-Rental

All development must comply with the following requirements:1. Wetlands ([chapter 3](#), article II).2. Special corridors and buffer requirements ([chapter 3](#), article I).3. See conditional and special exception regulations ([chapter 2](#), article IV).4. Multifamily residential dwelling units shall have the following minimum square footage per bedroom:

One Bedroom = 600 SF	Three Bedrooms = 900 SF
Two Bedrooms = 750 SF	Each Additional Bedroom = 150 SF

5. Sexually oriented business establishments shall comply with the applicable provisions set forth in article XIV, chapter 12 of the Code of Ordinances, including, but not limited to, obtaining a sexually oriented business permit pursuant to section 12-410 and a sexually oriented business license pursuant to division 2,article XIV, chapter 12 of the Code of Ordinances when applicable.

G. PERMITTED ACCESSORY USES: Accessory uses customarily associated with, dependent on and incidental to their permitted principal uses, provided that such uses conform to the regulations set forth in [chapter 2](#), article III.

(Ord. No. 2012-03, § 7, 2-7-2012; Ord. No. 2013-38, § 3, 6-18-2013; Ord. No. 2014-39, §§ 7, 8, 1-6-2015; Ord. No. 2015-11, § 7, 4-7-2015; [Ord. No. 2020-41](#), § 6, 8-18-2020; [Ord. No. 2021-36](#), § 2, 10-19-2021)