

Chapter 183. Zoning

Article VIII. Business Districts

§ 183-82. Uses permitted in B-2 General Business District.

In a B-2 Retail General Business District, a building may be erected, altered or used and a lot or premises may be used for any of the following purposes and no other.

- A. No building or premises shall be used, and no building or part of building shall be erected, which is arranged, intended or designed to be used, in whole or in part, for any purposes, except the following:
- (1) One-family detached dwellings.
 - (2) Churches or similar places of worship, parish houses and convents.
 - (3) Public libraries, public schools, public parks, public playgrounds or recreation areas and municipal uses.
 - (4) Stores for the sale of goods at retail or for the performance of customary personal services or services clearly incidental to retail sales, but no processing or fabrication or manufacturing except as is incidental to and in the same premises with such retail sales, provided that such incidental processing, fabrication or manufacturing is conducted entirely within a building and does not occupy more than 20% of the floor area used for business purposes.
 - (5) Business, professional or banking offices, theaters, utility offices, funeral homes and similar community service buildings.
 - (6) Retail bakeries, confectionery stores, restaurants, cafes, ice cream stores or other places preparing and servicing food or beverages; however, no such business shall be operated in whole or in part as a fast-food establishment, as defined in § **183-1** of this Code, except as otherwise provided herein.
 - (7) Fast-food establishments, as defined in § **183-1** of this Code, provided that a special exception from the Zoning Board of Appeals is first obtained and subject to reasonable conditions and safeguards imposed by such Board, except that no such establishment shall be permitted along any two-lane street, road, route, avenue, highway or public way.
 - (8) Billiard or pool parlors, bowling alleys, health and fitness facilities, or other indoor recreation uses.
 - (9) Clubs, fraternity houses or lodges and private schools.
[Amended 7-11-2022 by L.L. No. 5-2022]
 - (10) The following when, and only when, approved by and subject to safeguards imposed by the Zoning Board of Appeals as a special exception:
 - (a) Mixed-use dwellings.
 - (b) Outdoor storage.
 - (c) Two-family detached dwellings.
 - (11) Any customary uses incidental to a permitted use, provided that a second detached dwelling on a lot and boat storage racks shall not be considered incidental uses and shall not be permitted.
 - (12) Other uses which, in the opinion of the Zoning Board of Appeals, are of the same general character as any of the uses hereinbefore specifically permitted and which are authorized by such Board as a special exception, provided that motor vehicle sales, service or repair and the uses prohibited in § **183-93** of the Code shall not be authorized as special exceptions.

