

Chapter 265. Zoning

Article IV. Commercial District Regulations

§ 265-23. B Business District.

[Amended 7-11-2002 by Ord. No. 645]

A. Use regulations.

(1) Permitted uses.

- (a) All uses permitted in the R-2 General Residence District.
- (b) Retail store.
- (c) Office, bank or other financial institution or telephone exchange.
- (d) Commercial service shops such as plumbing, heating, electric, air conditioning, upholstery, printing shops and other similar shops.
- (e) Restaurant.
- (f) Railway or motor transport freight station.
- (g) Personal service shops such as tailoring, shoe repairing, barber, beauty shop, jewelry repair, watch and clock repair, etc.
- (h) Hotel or motel.
- (i) Funeral home.

(2) Accessory uses.

- (a) Uses customarily accessory to and incidental to the above permitted uses.
- (b) Signs as permitted in § **265-43**.
- (c) Garage or parking space.

(3) Uses permitted as a special exception by the Zoning Hearing Board.

- (a) Theater, ballroom, dance hall, or other places of amusement or commercial recreation, but not including adult entertainment uses. All such uses permitted by special exception are subject to the requirement that adequate off-street parking shall be provided and that adequate screening from residences shall be provided.

(4) Prohibited uses.

[Amended 3-8-2018 by Ord. No. 762]

- (a) No adult entertainment uses shall be permitted.

- (5) Uses permitted by conditional use in the manner set forth in Chapter **265**, Zoning, Article **VII**, Supplementary Regulations, § **265-39**, **E(2)(a)** through **(h)**.
[Added 3-8-2018 by Ord. No. 762]
- (a) Mechanical repair and service of automobiles, including vans, sports utility vehicles operated as family vehicles and light-duty trucks.
 - (b) Retail sale of gasoline for motor vehicles.
 - (c) Sale of new and/or used automobiles, including vans, sports utility vehicles operated as a family vehicle and light-duty trucks.
 - (d) Retail sale of new and rebuilt automotive parts with all such parts stored in a fully enclosed structure.
- B. Lot area. There shall be no minimum lot area for uses within the B District, except that residential use or a combined commercial and residential use shall have a lot area of not less than 3,000 square feet.
- C. Lot width. Lot width shall be dictated by the use and other requirements of this chapter.
- D. Street frontage. Street frontage shall be dictated by the use and other requirements of this chapter.
- E. Height. A minimum of three stories or 35 feet, whichever is less.
- F. Front yard. A front yard is not required except when the B Business use is in the same block frontage with a residential use; the business shall then be set back a distance at least equal to that of the residential use.
- G. Rear yard. A rear yard is not required; where a rear yard is provided it shall be at least five feet in depth.
- H. Side yard. Side yards are not required; where a side yard is provided it shall be at least five feet in width.
- I. Coverage. Coverage may be 100%, except that in meeting all other requirements of this chapter the coverage by buildings may have to be reduced.
- J. Space between buildings. For a business use or uses consisting of two or more buildings in one group there shall be a minimum of 25 feet of open space between the fronts, sides and rears of the buildings within the group.
- K. Parking and loading. Parking and loading shall be provided in accordance with requirements contained in § **265-42**.
- L. Approval of site plans. Site plans shall be prepared and submitted in accordance with § **265-53**.