

## Chapter 185. Zoning

### Article IX. B-2 Highway-Business Service District

#### § 185-36. Use regulations.

- A. Principal uses and structures permitted. The following uses and structures shall be permitted in the B-2 Highway-Business Service District:
  - (1) Any uses permitted in the B-1 District.
  - (2) Banks and financial institutions.
  - (3) Hotels and motels.
  - (4) Public garages.
  - (5) Service stations automotive.
- B. Permitted accessory uses. The following accessory uses shall be permitted in the B-2 Zone or District:
  - (1) Accessory uses in the B-1 District shall be permitted in the B-2 District.
- C. Conditionally permitted uses. The following uses are permitted only after review and approval by the Planning Board pursuant to the standards and criteria set forth in Article **XVI**:
  - (1) All conditional uses permitted in the B-1 District shall be permitted in the B-2 Districts.
  - (2) Drive-in drinking and eating establishments.
  - (3) Residence uses located in the same building housing a business use.
  - (4) Vehicular sales.
  - (5) Light industrial uses on parcels not to exceed three acres in area.

#### § 185-37. Bulk requirements and other conditions.

The following requirements are applicable in the B-2 Highway-Business Service District:

- A. Minimum area and width of a business lot shall be determined by the off-street parking requirements, off-street loading requirements and lot coverage provisions of this section, but in no event shall lot area be less than 40,000 square feet with a minimum width of 200 feet.
- B. Yards.
  - (1) Front yards shall have a minimum depth of 40 feet if off-street parking is to be provided at the side or rear of the building and a minimum of 150 feet if off-street parking is to be provided in front of the building. Gasoline pumps shall be permitted within the required front yard space but not closer than 20 feet to the street line.

- (2) Side yards shall have a minimum of 20 feet if parking is to be provided in the rear of the building, otherwise no side yards shall be required, unless required by the Planning Board as part of site plan review.
  - (3) Rear yards shall have a minimum depth of 250 feet if off-street parking and loading is to be provided in the rear of the building and shall have a minimum depth of 20 feet in any case.
  - (4) An attached group of store buildings may be considered as one building and one lot in applying the requirements of this section.
- C. Height. The height of the principal structure shall not exceed 40 feet.  
[Amended 6-1-2004 by Ord. No. 2004-7]
- D. Maximum percent of lot coverage by impervious surfaces shall be 40%.
- E. Accessory structures shall not be located closer than 10 feet to any rear or side property line, shall not be permitted in front yard areas and shall not exceed 25 feet in height.
- F. Off-street parking shall be provided as required by Article **XX**.