

Section 412 B-2: General Business District

B-2

A. Intent.

The B-2 General Business District is designed to provide sites for more diversified business types and is often located so as to serve passerby traffic.

B. Uses Allowed.

Permitted and Special Land Uses shall be limited to those listed below (also in [Section 416: Full Table of Permitted and Special Land Uses](#)) and shall be subject to all applicable provisions of [Article 5: Site Plan Review and Plot Plans](#), [Article 6: Special Land Use Review](#), and [Article 7: Supplemental Regulations](#).

TABLE OF PERMITTED USES & SPECIAL LAND USES	
<i>P</i> = Permitted by right <i>S</i> = Permitted with a Special Use Permit *supplemental development regulations	B-2
Accommodation & Food/Event Services	
Bakeries & Confectioneries	P
Cabin/Cottage Complex (permanent structures only)	P
Caterers/Food Service Contractors	P
Coffee Shops	P
Commercial Event Facilities - §742	P*
Drinking Establishments/Taverns/Bars	P
Food Trucks - §741	P*
Hotels & Motels (attached or detached units)	P
Microbreweries & Distilleries (serving directly to the public); Winery Tasting Rooms	P
Restaurants without Drive-Through	P
Restaurants with Drive-Through (Drive-In or Eat in Car) - §703	P*
Rooming Houses/Boarding Houses (in existing residences only)	P
Agriculture, Animals & Forest Products	
Agricultural products processing and storage (excluding concentrated animal feeding operations and slaughter houses)	P
Bulk seed, feed, fertilizer and nursery stock outlet and distribution centers (including wholesale)	P
Farm Product Sales (Fruit/Vegetable Market) – not grown on premises	P
Kennels - §705	P*
Veterinary Clinic/Animal Hospital (with or without outdoor animal area) - §720	P*

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<i>P</i> = Permitted by right <i>S</i> = Permitted with a Special Use Permit *supplemental development regulations	B-2
Arts, Entertainment & Recreation	
Amusement Arcades & Similar Indoor Recreation	P
Archery Ranges (& as accessory use), Indoor	S
Art Galleries & Studios	P
Bike Shops	P
Billiards Halls & Bowling Alleys	P
Campgrounds (publicly-owned) - §702	P*
Canoe/Boat/Kayak Liveries - §711	P*
Equipment Rental, Non-Motorized (Outfitter)	P
Fitness & Recreational Sports (ex: health clubs, gym, tennis, swimming pool club)	P
Golf Driving Ranges	S
Marinas, Port and Dock Facilities - §711	S*
Museums	S
Outdoor Commercial Recreational Facility (go karts; miniature golf; disc golf) - §712	S*
Private Clubs; Lodges; Fraternal Organizations	P
Public Parks, Playgrounds, & Ball Fields	P
Recreation Area (outdoor)/Nature Parks/Nature Areas (public)	P
Theaters/Performing Arts Facilities/Assembly Halls (completed enclosed bldg.)	P
Theaters (Drive-In) - §704	P*
Tours (Commercial Operations) – (for ground & water passenger transportation, see "Transportation, Storage & Wholesale")	S

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Commercial, Services & Retail	
Agricultural Sales & Service	P
Antique Stores	P
Auto Body/Paint/Interior & Glass; Auto Repair; Oil Change; Tire Sales §721	S*
Automotive Accessory Sales	P
Automotive Equipment Rental/Leasing	S
Automobile Towing Businesses	S
Bait & Tackle Shops	P
Boat Sales & Repair	P
Boat/RV/Recreational Equipment Repair & Storage	S
Building & Garden Equipment & Supplies Dealers	P
Business Incubator (Food Incubator listed under Manufacturing)	P
Car Washes (completely enclosed bldg.) - §708	P*
Cash Advance Stores	P
Clothing, Clothing Accessory & Shoe Stores (including shoe repair)	P
Commercial/Industrial Equipment Rental & Leasing	S
Commercial Equipment Repair & Maintenance	S
Convenience Stores	P
Data Processing & Computer Centers including the servicing & maintenance of electronic data processing equipment	P
Dry Cleaning & Laundry Services	S
Dry Goods & Notions Retail	P
Electronic & Precision Equipment Repair & Maintenance	P
Electronics & Appliance Stores	P
Extermination & Pest Control Services	P
Farm & Feed Supply Stores	P
Film Production Facilities including sound stages and other related activities	P
Financial Institutions	P
Firearms Dealers	P
Flea Market	P
Florists	P
Food & Beverage Stores	P
Funeral Homes & Mortuaries	P

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Commercial, Services & Retail (continued)	
Furniture & Home Furnishings Stores/Fixtures Stores	P
Furniture Refinishing (Upholsterers)/Furn. Repair	P
Gas Stations - §721	S*
General Merchandise Stores/General Retail	P
General Rental Centers	P
Gift Shops	P
Hardware Stores	P
Health & Personal Care Stores	P
Health Spa	P
Home Improvement Centers - §724	S*
Interior Designers/Showrooms	P
Locksmiths	P
Lumber Yards (pre-planed, finished lumber)/Building Material Sales - §724	S*
Manufactured Home Dealers	S
Medical Equipment Sales	P
Medical Laboratories	P
Movie Rental Stores	P
Office Developments	P
Office Supply Stores	P
Outdoor Sales/Rental of used automobiles, trucks, motorcycles, ATVs, marine craft, farm implements, contractor's equipment, recreational equipment - §722	S*
Panning for Gold/Other Minerals (business operation)	S
Pawn Shops	S
Personal Services (beauty shops, tailoring, massage therapy)	P
Pet & Pet Care Stores (except Veterinary & Animal Shelters)	P
Pharmacies/Medical & Optical Supplies	P
Photofinishing/Photographers	P
Printing/Binding/Publishing of Print Material	P
Professional Cleaning Services	P
Professional Offices	P
Recording Studios	P
Resale Shops/Thrift Shops	P
Sexually Oriented Businesses - §736	S*
Shopping Center – Multiple Businesses	P

1 Title & Purpose	2 Definitions	3 General Provisions	4 District Regulations	5 Site Plan Review & Plot Plans
6 Special Land Use Review	7 Supplemental Regulations	8 Zoning Board of Appeals	9 Administration & Enforcement	10 Adoption & Amendments

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Commercial, Services & Retail (continued)	
Small Engine Repair	P
Small-Scale Craft Making	P
Sporting Goods, Hobby, Book & Music Stores	P
Studios for dance, physical exercise and music	P
Taxidermy Shops	P
Communications	
Antenna Towers & Masts (residential accessory use)	S
Small Cell Wireless Facilities - §730	P*
Television/Radio Broadcasting Stations (with tower)	S
Wireless Communications Support Structures (cell towers) - §730	S*
Construction & Contractors	
Special Trade Contractors Offices & Showrooms – no outdoor storage - §725	P*
Special trade contractors Offices & Showrooms w/ outdoor storage of materials & contractor's equipment (electrical, plumbing, heating, excavation, well-drilling, etc)	S
Educational Services & Religion	
Colleges/Universities/Institutions of Higher/ Specialized Learning (i.e. business sch.)	P
Religious Institutions & Customary Accessory Uses	P
Trade Schools	P
Human Care & Social Assistance	
Adult Day Care Facility – NOT In home	P
Assisted Living Home/Nursing Home/Convalescent Home	S
Child Caring Institution	S
Health Care/Dental/Optical Clinics/Medical Laboratories	P
Hospitals	S
Residential Human Care & Treatment Facility (not in private residence) – ex: Homeless Shelter	S
Rehabilitation Centers (24-hour residential facilities) - not drug rehab or detention facility	P
Manufacturing, Mining & Waste Management	
Food/Beverage Bottling & Packaging	P

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Manufacturing, Mining & Waste Management (continued)	
In the B-2 District, the following shall only be permitted on lots which are zoned B-2 and located from south of Grant Street to South Partridge Point Road (east of the railroad):	
Manufacturing, Light – including the production, processing, cleaning, testing, and distribution of materials, goods, foodstuffs, and products. Light Manufacturing are those facilities in which the modes of operation of the facility have no external effects and do not directly affect nearby development. External effects shall include but are not limited to air contaminants, blown material, odor, noise, glare, gasses, electrical disturbance, heat, and vibration.	S
Mining (incl sand, gravel, rock and mineral extraction) - §733	S*
Miscellaneous	
Accessory Buildings & Uses - §305	P*
Mixed Uses (Nonresidential/Residential in one building or on one lot – both uses are primary to the property)	S
Planned Unit Developments - §738	S*
Site Condominium Development - §739	S*
Public Facilities	
Community Centers & Recreation Centers (public)	P
Government Offices	P
Libraries	P
Police/Fire Stations/Jails	P
Post Office	P
Residential Uses	
Dwelling Units above/to the rear of a Commercial Establishment (commercial is primary use of the property)	P
Transportation, Storage & Wholesale	
Charter Boat Operations/Passenger Boat Ferries (waterfront only)	S
Couriers/Parcel Packing/Shipping/Delivery Establishments/Mail Order Establishments	P
Marinas, Port and Dock Facilities - §711	S*
Self-Storage Facilities	P

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Transportation, Storage & Wholesale (continued)	
Towing Businesses	P
Transportation, Ground Passenger	P
Wholesale Businesses (except livestock) – w/in completely enclosed bldg. - §723	P*
Utilities & Energy	
Hydroelectric Facilities (dams, substations, transmission lines)	S
Propane Distributor/Propane Supply Facilities	P

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Utilities & Energy (continued)	
Public Utility Facilities (with storage yards)	P
Public Utility Offices (not incl. storage yards)	P
Solar Energy Facility (Utility-Scale) - §732	S*
Solar Energy Panels (as Accessory Use) - §732	P*
Utility Exchanges; Transformer Stations & Substations; Pump Stations & Service Yards	S
Wind Turbine Generators and Anemometer Towers (utility grid or commercial) - §731	S*
Wind Turbine Generators (on-site or private) - §731	S*

C. Development Standards for B-2 District.

1. Lot & Structure Standards

a. Lot Area	None
b. Lot Width (min.)	None (The length of the lot shall not exceed four (4) times the width)
	200 feet for new lots with frontage on US 23 or M-32 (See §327 Access Mgmt)
c. Building Height (max.)	4 stories or 45 feet
	Planned development involving three (3) acres or more under one (1) ownership shall be subject to the approval of the Planning Commission, after public hearing, regarding modifications with respect to height regulations.
d. Lot Coverage (max.)	None

2. Setbacks

(Figure 412)

a. Front (min.)	20 ft
b. Waterfront (min.)	25 ft from ordinary high water mark
c. Rear (min.)	20 ft
d. Side (min.)	5 ft – at least one side 10 ft - total of two sides
	On the exterior side yard which borders on a residential district, there shall be provided a setback of not less than ten (10') feet on the side abutting the residential street.