

SECTION 813 - B-2: GENERAL COMMERCIAL

1. Purpose of District

- a. This zoning district is intended for those establishments that can expect medium volumes of consumer traffic as well as medium volumes of commercial and service traffic.
- b. The district is intended to provide a location for retail trade and to provide services to meet the regular needs and convenience of the residents and citizens from a more than local distance.
- c. The principal use of land is for general retail business activity.

2. Principal Permitted Uses

- a. Any use included as a principal permitted use in the B-1 zoning district except as herein modified
- b. Automobile, truck, trailer, farm implement, boat sales, and marine supply establishments for display, hire, sales, repair and including sales lots, provided that all operations, other than display and sales, shall be contained within a completely enclosed building.
- c. Motor vehicle repair and service to include drive-up service, but with no outdoor storage of wrecks, vehicle parts, or salvaged materials.
- d. Banks and financial companies, including drive-in type, department and variety stores, specialty shops, studios, including commercial broadcasting schools.
- e. Bar, restaurant, cocktail lounge, liquor store, billiard parlor, pool hall, bowling alley, and similar uses provided that such use is conducted within a completely enclosed building.
- f. Camper or travel trailer park developed in compliance with Appendix F.
- g. Drive-in eating and drinking establishments, summer gardens and road houses, including entertainment and dancing.
- h. Indoor theaters
- i. Hotels, motels, and other lodging enterprises
- j. Carpenter shops, electrical, plumbing and heating shops, printing, publishing, or lithographing shops, funeral or mortuary, furniture upholstery provided that any such use be conducted within a completely enclosed building.
- k. Pet shop, animal hospital, veterinary clinic or kennel

- l. Skating rinks, dance halls, arcades, bakery, laundry, or commercial greenhouses.
- m. Outdoor advertising structure
- n. Commercial marina
- o. Self-storage facilities

3. **Accessory Uses**

- a. Any accessory use or structure customarily accessory and incidental to the listed principal permitted uses.

4. **Conditional Use Permit**

- a. Drive-in theaters, commercial baseball fields, swimming pools, golf driving ranges, livery stables and riding academies, amusement parks, massage parlors, health care, night clubs, or recreational uses including water slides, race tracks or similar uses, companionship services.
- b. Single-family dwelling to include site built homes, modular homes, Class A or Class B manufactured homes, provided that the residential unit is occupied by the owner and operator or a full-time employee of the principal permitted use.
- c. Multi-family dwelling units
- d. Dock Assembly not including salvage operations
- e. Restaurants, Clubs, bars, lounges, etc. that have an outdoor entertainment venue (intended to draw customers) to include dancing and/or musical entertainment (live or not)

5. **Height, Density, and Yard Requirements**

- a. The maximum height of any commercial structure, excluding utility structures, shall be one hundred and twenty (120) feet above the average finished grade. Residential structures approved through a Conditional Use Permit (CUP) must comply with the standards of the appropriate zoning district where the structure would be a Principal Permitted Use.
- b. All tracts and lots of property created after the effective date of these regulations shall have a minimum road frontage dimension of seventy (70) feet.
- c. All tracts and lots of property created after the effective date of these regulations shall have a minimum area of 22,000 square feet.

- d. A maximum of 65% of the development site shall be covered with impervious cover (roofs, parking, sidewalks, etc.)
- e. Lots and tracts located in the B-2 General Commercial zoning district shall not include the area of road rights-of-way.
- f. Minimum yard setback requirements:
 - i. Minimum front yard setback - Thirty (30) feet
 - v. Minimum side corner yard setback - Twenty (20) feet
 - vi. Minimum side yard setback - Twenty (20) feet
 - vii. Minimum rear yard setback - Twenty (20) feet