

**PART 3: DISTRICT REGULATIONS**

**SECTION 310: B2 – BUSINESS 2 DISTRICT**

**310.10. Intent.**

The Business 2 District is designed to provide a location for the development of technology related businesses and similar development in a campus-like setting.

**310.20. Permitted Uses.**

The following is a list of uses that are permitted by right, special exception, conditional use or as an accessory use:

<u>Use</u>	<u>Subject to Additional Regulations §</u>
<b>PERMITTED USES BY RIGHT</b>	
Flat (Mixed-Use)	
Business Incubator	
Business Services	
Call Support Center	
Career & Technical Training Center	
Colleges and Post-Secondary Educational Institutions	
Conference and Training Center	
Data Center	
Day Care Center	
Essential Services	
Facility/Workshop Providing Services or Employment for Persons with Disabilities	
Farmers' Market	
Financial Institution	
Flex Space	
Forestry/Woodlot	
Health and Fitness Center	
High Technology Business Uses including, but not limited to the design, assembly, production, testing and/or repair of electronics; computer hardware/software; robotics; scientific, medical or chemical devices and equipment; telecommunications equipment; pharmaceuticals; aeronautical equipment or components	
Hospital	
Hotel/Motel	
Medical Office and Clinic	
Office	
Personal Services	
Recreation Facility: Public	
Research and Development	
Restaurant	
Retail Store	
School	§321.360
Studio	
<b>SPECIAL EXCEPTIONS</b>	
Emergency Services: Public/Private	§321.230

**PART 3: DISTRICT REGULATIONS**

Manufacturing, Light	§321.290
Wireless Communications Facility: New Tower in the Right-of-Way	§321.470
<b>ACCESSORY USES</b>	
Home-Based Business (no impact)	
Solar Energy System: Small	§321.420
Vehicle Charging Station	
Wind Facility, Small	§321.460
Wireless Communications Facility: New Tower on Existing Building/Structure	§321.470
Wireless Communications Facility: Co-Location on Existing Tower Located on Building/Structure (inside or outside the public ROW)	§321.470
Wireless Communications Facility: Antenna Mounted on Existing Building or Tower	§321.470

**310.30. Lot, Yard and Height Requirements for B2.**

<b>Minimum Lot Area</b>	30,000 sq. ft.
<b>Minimum Lot Width</b>	150 ft.
<b>Front Yard Setbacks</b>	15 ft.
<b>Minimum Side Yard</b>	10 ft.
<b>Minimum Rear Yard</b>	40 ft.
<b>Maximum Structure Height</b>	50 ft.
<b>Maximum Lot Coverage</b>	40%

**310.40. Additional Requirements.**

**A. Site Design:**

1. Building façades should face the primary street.
2. Align the building front façade with adjacent buildings to promote visual continuity from the public right-of-way, unless site or use constraints are prohibitive.
3. Where multiple buildings are proposed on a single site the buildings shall be designed with varying heights.
4. All permitted uses, including the storage of materials and/or finished products, shall occur entirely within enclosed buildings.

**B. Pedestrian Design Standards:**

1. Sidewalks are required along all street frontages and to connect the street frontage to all front building entrances and parking areas.
2. The sidewalk pattern shall continue across driveways and streets.
3. Pedestrian pathways are required to connect to central open space and the existing trail network. The design of such pathways and materials shall be consistent with the existing network.