

SECTION 2-26: B-5: SERVICE COMMERCIAL Zoning District

A. PURPOSE: The purpose of the Service Commercial (B-5) zoning district is to provide for the sale, service, handling, display, storage of materials and other activities related primarily to automotive uses, construction materials, and warehousing. Such uses are generally not compatible with retail shopping areas and tend to obstruct and interfere with the shopping function.

B. DIMENSIONAL STANDARDS

1. Type	2. Density	3. Maximum Building Height	4. Maximum Building Coverage	5. Maximum Impervious Lot Coverage	6. Minimum Lot Size	7. Minimum Lot Width	8. Minimum Lot Depth	9. Setbacks				
								a. Front	b. Rear	c. Side	d. Street Side/ Corner	e. Waterbody
Non-Residential Uses	36 (Transient Lodging)	30'	30%	75%	20,000 SF	100'	-	20'	20' 30' if abutting residential district; 5' additional combined side yard required for each story over 2	10'	20'	30'
Multi-Family	10	30'	35%	75%	20,000 SF	100'	-	15'	20' 30' if abutting residential district	10'	20'	30'

C. PERMITTED USES

D. CONDITIONAL USES

E. SPECIAL EXCEPTION USES

F. OTHER STANDARDS

- 1. Adult Day Care Center**
- 2. Assisted Living Facility**
- 3. Business/Professional Services**
- 4. Business Services**
- 5. Clubs and Fraternal Organization**
- 6. Convenience Store, Type "A"**
- 7. Financial Institution**
- 8. Funeral Home**
- 9. Medical Supply and Rental**
- 10. Nursing Home**
- 11. Personal Services**
- 12. Retail Sales and Services**
- 13. School of Art**
- 14. School, Public**
- 15. Veterinarian**
- 16. Warehouse, Business**
- 17. Warehouse, Storage**

1. Bar
2. Bingo Parlor
3. Bowling Center
4. Child Care Facility
5. Community Residential Home
6. Convenience Store, Type “B”
7. Convenience Store, Type “C”
8. Dwelling, Multi-Family
9. Family Day Care Home
10. House of Worship
11. Outdoor Storage
12. Parking Lot
13. Parking Garage
14. Parks and Recreation Facilities, Private
15. Parks and Recreation Facilities, Public
16. Pool Hall/Billiards
17. Public Facilities

18. Public Utilities
19. Recreational Facilities, Indoor
20. Restaurant, Type “A”
21. Restaurant, Type “B”
22. Restaurant, Type “C”
23. Shopping Center
24. Skating Center
25. Tattoo Parlor
26. Telecommunications Towers, Camouflaged
27. Vehicle Rental
28. Vehicle Repair, Type “A”
29. Vehicle Sales
30. Vehicle Washing or Detailing
31. Warehouse, Mini-Rental
32. Wind Energy Systems
33. Wine, Beer or Liquor store

1. Industrial Use, Light
2. Kennel
3. Outdoor Activity
4. Outdoor Storage
5. Pawn Shop
6. Petroleum Product Storage
7. Recreational Facilities, Outdoor
8. Taxi Barn
9. Telecommunication Tower
10. Terminal, Bus Passenger
11. Vehicle Repair, Type "B"
12. Vehicle Sales, Heavy

All development must comply with the following requirements:

1. Wetlands (Chapter 3, Article II)
2. Special corridors and buffer requirements (Chapter 3, Article I)
3. See Conditional and Special Exception regulations (Chapter 2, Article IV)
4. Multi-family residential dwelling units shall have the following minimum square footage per bedroom:

1 Bedroom = 600 SF	3 Bedroom = 900 SF
2 Bedroom = 750 SF	Each Additional Bedroom = 150 SF

G. PERMITTED ACCESSORY USES: Accessory uses customarily associated with, dependent on and incidental to their permitted principal uses, provided that such uses conform to the regulations set forth in Chapter 2, Article III.