

# Boling Brook

B-2  
BlueBell

(D) Conditions of Use. (Ordinance 10-012, 03.23.10)

1. All business establishments shall be retail or service establishments dealing directly with consumers. All goods produced on the premises shall be sold in a retail manner on the premises where produced.
2. All business, servicing, storage and display of goods, including bedding plants and flowers in season, may be displayed outside the principal structure, provided that their location does not interfere with adequate and safe pedestrian and vehicular ingress and egress.
3. No business establishment shall offer goods or services directly to customers waiting in parked motor vehicles or sell beverages or food for consumption in motor vehicles parked on the premises.
4. There shall be no manufacture, processing or treatment of products other than what is clearly accessory or essential to the retail business conducted on the premises.
5. All uses shall comply with the performance standards for noise, odor, dust, smoke and vibration established in Section 4-303 for the I-1 Limited Industrial District.
6. Landscaping shall be provided as required in Article 7.

(E) Minimum Contiguous Area. The minimum contiguous area for any land zoned in accordance with this Section shall be two acres.

(F) Minimum Lot Width. Each business and commercial structure shall be located on a lot that has a minimum width of one hundred (100) feet as measured at the front lot line. (Ordinance 75-65, 7.15.75)

## SECTION 4-202. B-2 COMMUNITY RETAIL DISTRICT.

(A) Permitted Uses. (Amended by Ordinance 20-001, 01.14.20)

1. Apparel store
2. Art and school supply store
3. Barber and beauty shops, including nail and tanning salons
- 3 4. Bicycle sales
- 4 5. Book, stationery and newspaper store
6. Business and professional offices, not including currency exchanges, personal loan agency, deferred deposit lender and other financial institutions
- 5 7. Camera shop
- 6 8. Carpet, rug and linoleum store
- 7 9. Catalog sales office for mail order store
- 8 10. Cellular telephones, pagers and beepers sales

**9 11. Department store**

**40 12. Pharmacy, when accessory to a Department Store or Dry Goods store, but not including Medical Marijuana Dispensary**

**4413. Dry goods store, retail**

**4214. Electrical and household appliance stores, including radio and television sales**

**43. ~~Floor covering sales~~**

**4415. Furniture store**

**4516. Furnace, water heater, electrical, plumbing, water softening equipment, sales**

**4617. Furrier shops, including the incidental storage and conditioning of furs**

**4718. Florists sales**

**4819. Garden store**

**4920. Grocery stores, meat markets, bakeries, candy and ice cream shops, delicatessens, retail food lockers and frozen food stores, including locker rental in conjunction therewith**

**2021. Gift shop**

**2422. Hardware store**

**22 23. Hearing aids**

**2324. Hobby shop**

**2425. Home improvement centers**

**2526. Household furnishing shop**

**2627. Interior decorating retail shop**

**2728. Jewelry, including watch sales**

**2829. Junior department store or variety store**

**30. Medical and dental clinics, not including medical marijuana dispensary center clinics**

**2931. Millinery sales**

**3032. Music, musical instrument and record/compact disc store**

**3433. Office equipment and supplies, retail**

**3234. Paint and wallpaper store**

**3335. Pet shop**

**3436. Photography studio**

**3537. Picture frame shop**

**3638. Restaurants, tearooms; (sit-down)**

**3739. Shoe store**

**3840. Sporting goods**

**3941. Toy store**

**4042. Accessory uses, temporary uses and signs as permitted by Article 5 and the sign ordinance, off-street parking as permitted by Article 6.**

**(B) Special Uses.**

**1. Animal hospital**

**2. Auction house**

**3. Automobile parking garage or lot**

**4. Auto parts and accessory store**

**5. Auto service, rental, sales and supplies**

**6. Boat sales, rental, service and storage**

**7. Car wash**

**8. Cigar, cigarette, tobacco store, including other smoking materials as defined but excluding medical marijuana**

**89. Cleaning, pressing and dyeing, retail**

**910. Commercial recreation**

**4011. ~~Dance hall, discotheque,~~ Banquet hall, private club, tavern, cocktail lounge, nightclub, outdoor beer garden and outdoor cafe that serves alcoholic beverages, or any eating or drinking establishment which has live entertainment, fashion shows, and/or dancing**

**4412. Drive-through and carry-out restaurant**

**4213. Drive-thru window lane**

**4314. Game rooms and amusement centers; where the primary business relates to electronic or manual games including, but not limited to pinball machines, video games and the like, or where any business use has ten (10) or more amusement machines or devices as ancillary activities to the principal business at the site**

**4415. Gas station, subject to the standards set forth in Section 4-203(8) 16**

**4516. Gun sales, service and supplies**

**4617. Laundry, retail**

**4718. Liquor store, package goods only**

**4819. Off track betting establishment**

**4920. Outdoor sidewalk cafes and outdoor garden cafes conducted accessory to indoor establishments or as freestanding, independent entities**

**2021. Planned development**

**2422. Sale/rental of new and previously owned videos, video games, video systems, DVDs, and accessories.**

**2223. Structures over 40 feet in height**

**2324. Summer theater**

**2425. Video sales and/or rentals**

**(C) Bulk Regulations. (Ordinance 95-079, 05.09.95)**

- 1. Maximum height: 40 feet, except that structures in excess of 40 feet may be permitted pursuant to a special use permit issued in accordance with Article 8 of this Ordinance. (Ordinance 96-070, 06.25.96)**
- 2. Maximum lot coverage: 35%**
- 3. Yard requirements:**
  - a. Minimum front and corner side yard: 30 feet for structures, parking areas and vehicular use areas.**
  - b. Minimum side yard: 10 feet for structures, parking areas and vehicular use area.**
  - c. Minimum rear yard:**
    - (1) Structures: 20 feet**
    - (2) Parking areas and vehicular use areas: 10 feet**
  - d. Transitional yards:**
    - (1) Where a side lot line coincides with a side or rear lot line of property in an adjacent Residence District, a landscaped yard shall be provided along such side lot line. Such yard shall be equal in dimensions to the minimum rear yard which would be required under this Ordinance for a residential use on the adjacent property in the Residence District.**

- (2) Where a rear lot line coincides with a side or rear lot line of property in an adjacent Residence District, a landscaped yard shall be provided along such rear or side lot line. Such yard shall be equal in dimensions to the minimum rear yard which would be required under this Ordinance for a residential use on the adjacent property in the Residence District.
  - (3) Where a rear or side lot line of any use permitted in this District lies across the street from the front yard of structures located in a Residence District, then a landscaped yard shall be provided along such rear or side lot line that is not less than 30 feet in depth.
  - (4) Where the extension of a front or side lot line of any use permitted in this District coincides with the front lot line of an adjacent lot located in a Residence District, a landscaped yard equal in depth to the minimum front yard required by this Ordinance on such adjacent lot in the Residence District shall be provided along such front or side lot line for a distance of at least 25 feet, including the width of any intervening alley, from such lot in the Residence District.
  - (5) Sightproof screening shall be provided for all transitional yards adjoining Residence Districts.
  - (6) See Article 7 for details on screening and landscaping requirements.
- (D) Conditions of Use. The regulations governing conditions of use in the B-1 Local Retail District shall apply, except that, cafes accessory to an enclosed restaurant are permitted without being fenced. Garden stores are permitted, provided that they are completely fenced. (Ordinance 76-083, 07.27.76)
- (E) Minimum Contiguous Area. The minimum contiguous area for any land zoned in accordance with this Section shall be five (5) acres.
- (F) Minimum Lot Width. Each business and commercial structure shall be located on a lot that has a minimum width of one hundred (100) feet as measured at the front lot line. (Ordinance 75-065, 07.15.75)

**SECTION 4-203. B-3 HIGHWAY COMMERCIAL DISTRICT.**

- (A) Permitted Uses: (Amended by Ordinance 20-001, 01.14.20)
- 1. Apparel store
  - 2. Art and school supply store
  - 3. Antique sales
  - 4. Barber and beauty shops, including nail and tanning salons
  - 4~~5~~. Bicycle sales
  - 5~~6~~. Book, stationery and newspaper store
  - 6~~7~~. Boat sales and storage