

“B-2” BUSINESS DISTRICT

This Section was previously listed as Article 20 and as such all references to Article 20 throughout the Zoning Resolution shall refer to the following Sections (19.10 through 19.15).

SECTION 19.10 | PURPOSE – “B-2”

This district has been established to provide for business and service establishments serving the needs of consumers beyond the immediate neighborhood.

SECTION 19.11 | PRINCIPAL PERMITTED USES – “B-2”

- A. Any use permitted in Section 1801. The Required Conditions of Section 19.14 shall be applicable.
- B. Any commercial activity, such as those enumerated below as examples, which fulfills all the requirements of the other sections of this article, and is not listed initially as a permitted or Conditional Use in the “B-3” or “B-4” Business District Sections.
 - 1. Antiques.
 - 2. Appliance sales and service.
 - 3. Art and school supplies.
 - 4. Automobile accessories.
 - 5. Bakeries, retail.
 - 6. Barber and beauty schools.
 - 7. Barber and beauty shops.
 - 8. Bicycle sales, rental, repair.
 - 9. Billiard rooms.
 - 10. Book stores and card shops.
 - 11. Bowling alleys.
 - 12. Bridal consultants.
 - 13. Business machines, sales and service.

14. Cameras - photo supplies.
15. Candy and confectionery.
16. Carpet and floor covering.
17. Catering services.
18. Childcare centers or nursery schools.
19. China, glassware.
20. Cigarettes, cigars, tobacco.
21. Clothing stores and shoes.
22. Community centers.
23. Costume rental.
24. Dairy products - retail.
25. Dancing schools.
26. Delicatessen.
27. Department stores.
28. Draperies.
29. Dressmaking, seamstress.
30. Driver training schools.
31. Drug stores.
32. Dry cleaning and laundromats (self-service).
33. Dry cleaning and laundry pick-up facilities, including package dry cleaning plants.
34. Dry goods.
35. Eating places No. 1.
36. Eating places (carry-out).

37. Equipment rental services (but not including automobiles, trucks and trailers).
38. Exterminating services.
39. Florists.
40. Food stores.
41. Frozen food lockers.
42. Furniture and home furnishings.
43. Furniture and upholstery repair.
44. Gifts and novelties.
45. Hardware.
46. Health studios.
47. Heating, air conditioning, electrical and plumbing sales.
48. Hobby shops.
49. Interior decorating shops.
50. Lawn mower sales.
51. Leather goods, luggage.
52. Locksmiths.
53. Mail order catalogue stores.
54. Music, musical instruments.
55. Newspapers substations.
56. News-stand.
57. Office furniture and supplies.
58. Optical goods.

- 59. Paint, glass and wallpaper.
- 60. Party supply.
- 61. Pet sales and supplies.
- 62. Photo studios.
- 63. Radio and television sales and service.
- 64. Shoe repair.
- 65. Sporting goods.
- 66. Tailor shops.
- 67. Taxidermists.
- 68. Telegraph message centers.
- 69. Tennis courts.
- 70. Tent and awning sales and service.
- 71. Trading stamp redemption stores.
- 72. Travel bureaus and ticket offices.
- 73. Variety stores.
- 74. Watch, clock and jewelry sales and service.
- 75. Wig shops.
- 76. Window cleaning services.

SECTION 19.12 | ACCESSORY USES – “B-2”

- A. Accessory uses, buildings or other structures customarily incidental to any of the foregoing permitted uses.
- B. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon the completion or abandonment of the construction work.

SECTION 19.13 | CONDITIONAL USES – “B-2”

The following Conditional Uses subject to approval in accordance with Article 4, Section 406.

- A. Automobile service stations in accordance with Subsection 19.14.C.

SECTION 19.14 | REQUIRED CONDITIONS – “B-2”

No zoning certificate shall be issued for a "B-2" use until the applicant shall have certified to the Zoning Inspector that the below is true in addition to all standards of Section 19.3. Failure to comply with any of the Required Conditions by property owners or users will be considered a zoning violation appropriate for prosecution under the terms of this Resolution.

- A. The business activity will be conducted wholly within a completely enclosed building, except for automobile service stations in accordance with Section 19.14.C.
- B. The business establishment shall not offer goods, service, food, beverages or make sales directly to customers in automobiles, except for drive-in windows for pick-up delivery and which will be provided with adequate driveway space on the premise for waiting vehicles.
- C. Automobile service stations shall be limited to the selling and dispensing of petroleum fuel primarily to passenger vehicles and to such accessory uses as the sale and installation of lubricants, tires, batteries, accessories and supplies, incidental washing and polishing, tune-ups and brake repair. No outdoor dismantling, wrecking or storage of automotive vehicles, parts or accessories shall be permitted. No outdoor storage or rental of trucks, trailers or passenger vehicles shall be permitted.
- D. Package dry cleaning plants shall be designed to provide service to customers in the immediate neighborhood. The number of employees working within the plant at any one time shall not exceed a total of four (4).
 - 1. Cleaning and pressing equipment permitted within the plant may include any or all of the following items but the quantity or rated capacity listed herein shall be the maximum. (One boiler, 15 h.p.; one cleaning machine, perchlorethylene - non-flammable, with air filter and dryer; two presses; one air compressor; and one spotting table).

SECTION 19.15 | DEVELOPMENT STANDARDS – “B-2”

In addition to the provisions of Article 7, Chapters VIII and IX, General Regulations and Special Regulations, the following standards for arrangement and development of land and buildings are required in the "B-2" Business District.

A. LOT AREA, FRONTAGE AND FLOOR AREA RATIO.

The following minimum requirements shall be observed.

Lot Area*	Lot Frontage*	Maximum Lot Coverage	Maximum Floor Area Ratio
10,000 S.F.	80 Feet	40% of lot area	0.4

***Notes:**

1. Lot Area: Or such lesser lot area and frontage as will permit compliance with the Side Yard and Off-street Parking Requirements.
2. If a use is to be serviced from the rear, a yard shall be provided not less than forty (40) feet deep.

B. SETBACK

See Article 7, Plan Review criteria.