

TABLE 13 REGIONAL BUSINESS DISTRICT USES

| Regional Business District, RB | |
|---|--|
| Permitted Uses | Special Land Uses |
| All uses permitted by right in General Business, GB | Institutions: Human Care |
| Archery/Pistol Ranges | Outdoor Sales not listed as permitted by right |
| Automobile and Truck Rental Terminals | Outdoor Wood Fired Heaters |
| Banquet Facility | Planned Unit Developments |
| Body Shops | Public Utility Buildings |
| Combination of other permitted uses | Battery Energy Storage System, Small Off-Site |
| Contractors, Landscaping | Battery Energy Storage System, Small Off-Site |
| Farm Implement Sales | Wireless Communication Facility |
| Golf Driving Range, Miniature Golf | Drive-In Uses |
| Lumber/Home Improvement Yards | Automobile (Car) Wash |
| Manufactured Home Sales | |
| Mini Storage/Self Storage | |
| Nurseries (plants) | |
| Recreation, Indoor | |
| Recreation, Outdoor | |
| Recreational Vehicle (RV) Sales and Service | |
| Research and Production of Technical Equipment | |
| Restaurants | |
| Retail Business | |
| Taverns | |
| Theater | |
| Towing Operations | |
| Vehicle Repair (Auto Service Center) | |
| Warehousing and Processing Facilities for Air and Ground Package Delivery | |
| Recreational Vehicle Parking | |
| Battery Energy Storage System, On Site | |
| | |

TABLE 11 NEIGHBORHOOD BUSINESS DISTRICT USES

| Neighborhood Business District, NB | |
|---|--------------------------|
| Permitted Uses | Special Land Uses |
| Accessory Uses | Business Schools |
| Offices | Senior Housing |
| Battery Energy Storage System, On Site | Childcare Organizations |

ADDITIONAL REGULATIONS IN THE NEIGHBORHOOD BUSINESS DISTRICT:

- a. All uses must be offices accessible generally by appointment only.
- b. Retail sales are prohibited.
- c. Regular hours of operation are limited to between 6am and 9pm.
- d. No outside activity is permitted on a temporary or permanent basis with the exception of those normally conducted at senior housing facilities and child care organizations. Examples of prohibited activity are using the parking lot for seasonal sales, holding health fairs or similar activity.
- e. Required buffering is at the determination of the Planning Commission at the time of site plan review.

TABLE 12 GENERAL BUSINESS DISTRICT USES

| General Business District, GB | |
|--|--|
| Permitted Uses | Special Land Uses |
| All uses permitted by right in VC | Archery/Pistol Ranges |
| Banquet Facility | Automobile (Car) Wash |
| Combination of other permitted uses | Farm Implement Sales(See Outdoor Sales in SUP) |
| Gas Stations (Automobile Service Stations) | Golf Driving Range, Miniature Golf |
| Vehicle Repair (Auto Service Center) | Institutions: Human Care, Rehabilitation |
| Wholesale Business | Lumber/Home Improvement Yards (See Outdoor Sales in SUP) |
| Wholesale Food Distributors | Mini Storage/Self Storage |
| Battery Energy Storage System, On Site | Outdoor Wood Fired Heaters |
| | Planned Unit Developments |
| | Public Utility Buildings |
| | Recreational Vehicle (RV) Sales and Service |
| | Temporary Outdoor Uses |
| | Vehicle Sales (See Outdoor Sales in SUP) |
| | Wireless Communication Facility |
| | Drive-In Uses |
| | Battery Energy Storage System, Small Off-Site |
| | Battery Energy Storage System, Small Off-Site |

TABLE 10 VILLAGE CENTER DISTRICT USES

| Village Center District, VC | |
|---|--|
| Permitted Uses | Special Land Uses |
| Accessory uses | Apartment House |
| Banquet Facility | Drive-in Uses |
| Bed and Breakfasts | Institutions: Human Care |
| Business Schools | Planned Unit Developments |
| Combination of other permitted uses | Restaurants, Drive-In |
| Funeral Homes | State Licensed Residential Care Facilities for 7-20 people |
| Institutions: Cultural, Educational, Religious, Social | Temporary Outdoor Uses |
| Dry cleaner, laundry | Vehicle Repair |
| Motels/Hotels | Wireless Communication Facilities |
| Offices | Automobile (Car) Wash |
| Personal Service Establishments | |
| Public Service Installations | |
| Public Utility Buildings | |
| Restaurants | |
| Retail Business | |
| Taverns | |
| Theaters | |
| Senior Housing | |
| State Licensed Residential Care Facilities for 1-6 people | |
| Recreation, Indoor | |
| Childcare Organizations | |
| Battery Energy Storage System, On Site | |

Notes: APPEARANCE STANDARDS

The following standards are intended to apply design principles to commercial buildings in the VC Village Center District. These standards are established to emphasize the importance of the design of the building site, including structures, plantings, signs, street hardware and other objects observed by the public. These standards are to be applied to new construction as well as additions or modifications to existing buildings which exceed fifty (50%) percent of the floor area or fifty (50%) percent of the exterior wall surface area of the existing building, whichever is less. Site plans shall indicate factors necessary to evaluate appearance. Evaluation of the appearance of a project shall be based on the quality of its design and relationship to surroundings.

x. FACTORS FOR EVALUATION

The following factors and characteristics which affect the appearance of a development will govern the evaluation of a design submission: