

Article 8

Business (Restricted), B-1

Statement of Intent

This District is designed primarily to serve as a transition area between general commercial activities and residential land uses, and to provide areas for businesses and services which are dependent on local neighborhood patronage. Establishments requiring heavy trucking or characterized by other nuisance factors are prohibited.

8-1 USE REGULATIONS

In the Business District B-1, structures to be erected or land to be used shall be for the following uses:

8-1-1 Uses Permitted by Right (Revised 7/8/14)

- .01 Accessory uses or structures as defined.
- .02 Art galleries and museums
- .03 Art Studios
- .04 Astrology, Card Reading, Palm Reading and Fortune Telling Shops
- .05 Banks/Financial Institutions with or without drive-up windows,
- .06 Barber/Beauty Shops
- .07 Coffee Shops
- .08 Day Care and Child Care Facilities
- .09 Church, Convents, Monasteries, Rectories and Parish Houses
- .10 Craft and Artisan Trade
- .11 Employment Agencies
- .12 Farmer Market
- .13 Fingernail Salons
- .14 Loan Offices
- .15 Professional Offices
- .16 Public Facilities.
- .17 Public Utilities
- .18 Temporary Buildings for Construction Purposes (not to exceed duration of construction)
- .19 Tourist Information Center
- .20 Temporary Events Zoning Permit as defined by 16-19 (Revised 6/26/12)
- .21 Food Bank, Food Pantry, or similar uses (Revised 7/8/14)
- .22 Mobile Food Unit (Revised 10/14/14)

8-1-2 Uses Permitted by Special Use Permit (Revised 5/12/09)

- .01 Clubs
- .02 Emergency Care Facilities
- .03 Indoor Recreational Facilities
- .04 Telecommunication antennas and towers
- .04 Water or Sewer Treatment Facilities (Revised 11/10/2020)
- .05 Solar Energy Generation Facilities (Revised 11/10/2020)
- .06 Power Generating Plants (Revised 11/10/2020)
- .07 Gas and Oil Facilities (Revised 11/10/2020)

8-2 SEWER REGULATIONS

Where the sewage treatment demand exceeds five thousand (5,000) gallons per day, permitted uses shall be served by a central sewer facility as approved by the Health Department and Department of

Article 9

Business (General), B-2

Statement of Intent

This District covers those portions of the County intended for the conduct of business to which the public requires frequent and efficient access. Uses permitted in these zones are not characterized either by constant heavy traffic, heavy trucking or by any nuisance factors other than occasioned by incidental light and noise created by the congregation of people and passenger vehicles.

9-1 USE REGULATIONS

In the Business District B-2, structures to be erected or land to be used shall be for the following uses:

9-1-1 Uses Permitted by Right (Revised 5/12/09)

- .01 All business uses allowed by right in the B-1 district,
- .02 Caterers (on and off site)
- .03 Clubs
- .04 Funeral Home
- .05 Garden Centers & Nurseries.
- .06 General Stores,
- .07 Liquor Stores
- .08 Movie Theatres
- .09 Nursing Home and/or group homes
- .10 Pet Grooming
- .11 Pet Shops
- .12 Kennel, Small Commercial (Revised 9/25/18)
- .13 Pharmacies
- .14 Photography Studios/Film Developing
- .15 Recording Studios
- .16 Restaurants (with or without drive-thru)
- .17 Retail Shops
- .18 Temporary Events Zoning Permit as defined by 16-19 (Revised 6/26/12)

9-1-2 Uses Permitted by Special Use Permit (Revised 5/12/09)

- .01 Animal Shelters
- .02 Kennel, Large Commercial (Revised 9/25/18)
- .03 Car Washes
- .04 Flea Markets
- .05 Hotels/Motels,
- .06 Laundry Services
- .07 Mini-storage Units (Revised 5/22/18)
- .08 Veterinary Clinics
- .09 Any business use permitted in the Business B-1 Zoning District under Section 8-1-2 unless allowed by right under Section 9-1-1.

9-2 SEWER REGULATIONS

Where the sewage treatment demand exceeds five thousand (5,000) gallons per day, permitted uses shall be served by a central sewer facility as approved by the Health Department and Department of Environmental Quality. The standard shall also apply to commercial developments with multiple uses that cumulatively exceed five thousand (5,000) gallons per day. Where a permitted use involves new construction and is located within 350 feet of an available sewer collection line of a central sewer facility, such use shall be subject to a mandatory connection to that system.

Article 10

Business Highway and High Intensity, B-3

Statement of Intent

This District covers those portions of the County intended for the conduct of businesses to which the local and transient public requires frequent efficient access. Uses permitted in this zone are characterized by constant heavy traffic and heavy trucking, with adequate infrastructure, created by wholesale/retail activities which service local and regional markets and where there may be heavy congregation of people and passenger vehicles.

10-1 USE REGULATIONS

In Business District B-3, structures to be erected or land to be used shall be for one or more of the following uses:

10-1-1 Uses Permitted by Right (Revised 5/12/09)

- .01 All business uses allowed by right in the B-1 and B-2 district,
- .02 Building Material Sales
- .03 Convenience Stores
- .04 Dance Halls
- .05 Equipment Sales and Repair Shops
- .06 Fireworks, temporary only
- .07 Hotels/Motels,
- .08 Mini-storage Units,
- .09 Modular building sales
- .10 Night Clubs
- .11 Parking Structure, open and non-accessory, for storage of private passenger autos only
- .12 Service Contractor
- .13 Equipment rental and leasing provided all equipment shall be screened by a wall, fence, or landscaping screen not less than six (6) feet in height
- .14 Vehicle Repair Garages,
- .15 Vehicle Sales, Service and Rental Business
- .16 Temporary Events Zoning Permit as defined by 16-19 (Revised 6/26/12)
- .17 Light Industrial, Research, Development and Related Manufacturing as provided in Article 10-12, that is less than 25,000 square feet (Revised 4/14/2020)

10-1-2 Uses Permitted by Special Use Permit (Revised 5/12/09)

- .01 Auction Galleries,
- .02 Fuel Distribution Center,
- .03 Highway Retail Service Centers/Truck Stops,
- .04 Hospitals
- .05 Outdoor Recreation Facilities,
- .06 Portable Sanitation, sale/rental and storage
- .07 Bus, Truck and Taxi Terminals,
- .08 Heavy equipment and heavy vehicle parking and storage yard
- .09 Any business use permitted in the Business B-1 or B-2 Zoning District under Section 8-1-2 or 9-1-2 unless allowed by right under Section 10-1-1.
- .10 Light Industrial, Research, Development and Related Manufacturing as provided in Article 10-12 that exceeds 25,000 square feet (Revised 4/14/2020)

10-2 SEWER REGULATIONS

Where the sewage treatment demand exceeds five thousand (5,000) gallons per day, permitted uses shall be served by a central sewer facility as approved by the Health Department and Department of Environmental