

Section 33 – B2 zone (General Business)

33.00- Description of Zone- This zone is composed of certain land along the main highways. This once comprises certain land and structures used not only to provide the residents of this community with retailing and personal services, but to extend these services to the surrounding rural areas. Accordingly, these regulations are designed to permit retail development, limited by standards designed to protect the abutting or surrounding residential zones. To these ends, the regulations establish standards retaining such intensity of use and concentration of vehicles as is compatible with the function of this zone.

33.01- Uses- No land shall be used or occupied and no structure shall be erected, constructed, reconstructed, altered or used, except for any use which is indicated in the B-2 column of the Use Schedule, Section 61 of this Zoning Code, and shall be subject to such provisions as referred to in that column.

33.02- Height- The maximum height in the B-2 zone shall not exceed three and one-half (3 ½) stories.

33.03- Lot Area, Width and Yard Requirements- The following minimum requirements shall apply:

Net Lot Area	Lot Frontage	Front Yard	Side Yard	Rear Yard
None	50 ft. (See footnote #1)	50 ft.	10 ft.	10 ft.

33.04- Lot Coverage- Each main building or structure hereafter erected, together with its accessory buildings or structures, shall not cover more than thirty (30%) percent of the net lot area.

33.05- Off-Street Parking and Off-Street Requirements- Off-street parking and off-street loading shall be provided in connection with any use in this zone in accordance with the provisions of Section 40.

Footnote No. 1- No frontage is required for a parcel of land in a shopping center provided that access via an easement of not less than thirty (30) feet is available from a public street with a traffic light at the shopping center entrance. No other access shall be regularly used.

Permitted Uses

- Banks (61.01.05)
- Building Trades (61.01.07) – not within 100 feet of residential zone [NO exterior storage permitted]
- Commercial Studios / Schools (61.01.08)
- Commercial Parking Lots (61.01.09)
- Eating & Drinking Establishments (61.01.11) – not within 200 feet of residential zone
- Eating & Drinking Places (61.01.12) – not including drive-in restaurants
- Entertainment (61.01.14)
- Funeral Homes (61.01.20) – including ambulance
- Non-commercial Institutions (61.01.22A)
- Professional & Business Offices (61.01.23) – not to include medical / treatment facilities
- Printing Trades (61.01.24) – not within 100 feet of residential zone
- Public Buildings (61.01.25)
- Commercial Recreation (61.01.27)
- Fitness Centers (61.01.28B)
- Restaurants (61.01.30) – with or without alcohol
- Retail Business (61.01.31) – “does not detract or interfere with pedestrian shopping activity”
- Retail Rental (61.01.32) – includes automobiles
- Retail Sales [workshop and outlet required] (61.01.33) – no more than 50% of floor area used for workshop
- Retail Service (61.01.34)
- Service Establishments (61.01.35)
- Auto Service & Repair (61.01.45) – not within 50 feet of residential zone
- Medical & Dental Offices (61.01.54) – less than 5 practitioners & no treatment facilities

Special Exception Uses

- Public Utility Buildings (44.08.11) (60.02.11)
- Adaptive Historic Preservation (44.08.26) (60.02.16)
- Bus Stop Shelter (44.08.25) (60.02.32)
- Gas Filling Stations (44.08.13) (61.02.01)
- Banks (44.08.12) (61.02.04) – with drive-up
- Philanthropic Institutions (44.08.15) (61.02.05) – need not be enclosed
- General Retail Use (44.04) (61.02.06)
- Taxi Cab Stand (44.08.20) (61.02.13) – need not be enclosed
- Public Utility Structures (44.08.11) (61.02.10)
- Alcoholic Liquor Establishments (44.08.23) (61.02.16)
- Child Care Facilities (44.08.02) (61.02.21)
- Care / Nursing Homes (44.08.29) (61.02.22)
- Recreation (61.02.28) – commercial / prohibit drive-in theaters
- Research Labs (61.02.29) – in existing buildings excess of 15,000 square feet
- Medical & Dental Clinics (61.02.35) – more than 5 practitioners & excluding treatment facilities

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