

ARTICLE 10 B-2 COMMUNITY BUSINESS DISTRICT

10.01 INTENT

The purpose of this district is to provide for a limited variety of retail stores and related activities and for office buildings and service establishments which serve the convenience and service needs of a consumer population of about 10,000. The district regulations are designed to provide for properly located small to medium size shopping complexes which will be serviced with conveniently located off-street parking areas and safe pedestrian movement. Excluded are major shopping complexes, retail businesses requiring support of a consumer population of over 10,000 and non-retail uses which generate a large volume of truck traffic. An integrated collection of structures and uses designed in a planned unit development is encouraged.

10.02 PERMITTED PRINCIPAL USES

See Table 2, Schedule of Permitted Principal Uses.

10.025 Conditional Uses

1. Plumbing, Heating, Air Conditioning and Electrical Appliance Sales and Repair Services and Household Appliance Repair Services under the following conditions:
 - (a) No outside display or storage is allowed on the premises.
 - (b) No equipment, machinery, materials, used or discarded items may be stored outside the building, except for trash contained within one dumpster, completely enclosed with a six foot high wall or privacy fence and gate.
 - (c) No accessory buildings shall be allowed on the premises.
 - (d) No parking or storage of construction equipment, construction vehicles, and/or trailers shall be allowed, and no storage structures or storage vehicles shall be allowed on the premises.
 - (e) No commercial vehicles may be left outside the building overnight.
 - (f) Fabrication and manufacturing or other operations producing a noise level not to exceed 50 decibels as measured at property line shall occur only and as permitted by the Board of Zoning Appeals.
 - (g) Access to the site shall not result in commercial oriented traffic through a single family residential neighborhood.

- (h) The property, structure and use shall conform to all zoning requirements.

2. See Section 10.12.

10.03 ACCESSORY USES

Uses customarily accessory to the permitted uses.

10.04 LOT SIZE

The minimum lot size in this district shall be 30,000 square feet.

10.05 YARD REQUIREMENTS

In a community business district, the following minimum yard areas shall be provided:

1. Front Yards: A minimum front yard of 40 feet shall be provided except on major roads where the setback shall be a minimum of 70 feet. Such setback shall be from the existing right-of-way or any proposed right-of-way. Where there is no officially established public right-of-way all buildings shall be set back at least 95 feet from the centerline of the roadway.
2. Side Yards: No side yard is required if legal ingress and egress is permanently provided. If legal ingress and egress cannot be provided, then one of the side yards must equal fifteen (15) feet. If a side yard is provided voluntarily, it shall not be less than fifteen (15) feet.
3. Rear Yards: Rear yards of thirty (30) feet shall be provided, an additional one (1) foot of rear yard shall be provided for each two (2) feet of building height over twenty-five (25) feet.
4. Side and Rear Yard requirement for non-residential uses abutting residential districts: See Section 18.17 (4).
5. All business and commercial buildings in excess of 150 feet in length must have a twenty (20) foot clearance on three (3) sides for fire lanes. On high hazard buildings, a distance of no less than fifty (50) feet shall be between buildings. This area shall be reasonably level and solid enough to support fire equipment year round.
6. From the right-of-way line there shall be a 10 foot landscaped area to be maintained in grass/plantings. No planting shall be higher than three (3) feet.

10.06 BUILDING HEIGHT REGULATIONS

Maximum permitted height for building in this district shall be thirty-five (35) feet.

10.07 ACCESSORY PARKING

In a Community Business District, parking shall be provided as required in Section 18.16 of this Resolution.

10.08 OFF-STREET LOADING

Spaces shall be provided as required in Section 18.15.

10.09 SIGNS

See Article 20 for size and location of permitted signs.

10.10 SCREENING

See Section 18.17 for screening regulations for uses adjoining residential districts.

- (a) A wall or decorative fence free of advertising at least six feet (6') high shall be placed along the boundary line of a rear yard abutting a residential district.

10.11 PLANNED UNIT DEVELOPMENT

Proposed developments are encouraged to be developed under Article 17, Planned Unit Development Districts. If the proposed development deviates from the requirements of the B-2 Community Business District or the development proposed more than one primary structure, a planned unit development may be proposed.

10.12 CONDITIONAL USES

See Table 2.