

Section 4.14A - B-2, General Business District:

1. **Intent and Purpose:** To provide for convenient day-to-day shopping and personal services for the people of the community with minimum impact upon surrounding residential areas.
2. **Principal Uses:**
 - A. Antique Shops;
 - B. Arcades;
 - C. Building Materials/Supplies;
 - D. Bakeries;
 - E. Barber and Beauty Shops including Spa/Massage Services; ¹⁵
 - F. Book Stores, Newsstands, Tobacconists;
 - G. Drive-ins and Fast-food Restaurants;
 - H. Retail, general;
 - I. Financial Institutions;
 - J. Business, general;
 - K. Furniture Repair and Upholstering;
 - L. Funeral Homes;
 - M. Motels, Hotels and Resorts;
 - N. Indoor Theaters;
 - O. Indoor Amusement and Recreation Services;
 - P. Small Engine Repair and Associated Sales;
 - Q. Truck and Trailer Rentals;
 - R. Restaurants;
 - S. Seasonal Goods;
 - T. Sign Companies;
 - U. Community Events;
 - V. Non-profit Community Theater;
 - W. Medical and Dental Clinics;
 - X. Fraternal Organizations and Clubs;
 - Y. Taxicab Establishments;
 - Z. Service Station;
 - AA. Watercraft Sales and Service;
 - BB. Convenient Stores;
 - CC. Drug Store/Pharmacy;
 - DD. Home and Garden Supplies;
 - EE. Museums;
 - FF. Nurseries, Wholesale and Retail (no production);
 - GG. Child Day Care and/or Pre-School;
 - HH. Pet Store - Retail and Pet Grooming Services; ³
 - II. Professional Services; ⁶
 - JJ. Advertising Firms; ⁷
 - KK.

Catering Services; ⁷

LL. Mail Order Companies; ⁷

MM. Pool and Spa Sales; ⁷

NN. Printing Companies; ⁷

OO. Radio/TV Stations (No Towers); ⁷

PP. Recording Studios; ⁷

QQ. Saddlery and Harness Sales; ⁷

RR. Technical Services; ⁷

SS. Building Sales and Display; ⁷

TT. Contractor Services; ⁷

UU. Small Engine Repair, Parts, and Sales. ⁷

3. Special Permit Uses:

A. Alternative energy generation, private;

B. Resident Manager Quarters;

C. Recreational Vehicle Storage Facility;

D. Planned Developments (See Article V);

E. Veterinary Clinics;

F. Mini-warehouses;

G. Vehicle Wash Establishments;

H. Public Facilities such as Administrative Offices, Police and Fire Stations, Libraries, Museums and Recreation Centers;

I. Hospitals;

J. Antique Restoring, repair;

K. Recreational Vehicle Sales and Service;

L. Taverns;

M. Places of Worship;

N. Malls/Shopping Centers;

O. Vending Machine Companies;

P. Bottled Gas Filling Stations;

Q. Motor Vehicle Sales and Service;

R. Motor Vehicle Repair, Body, Paint, Customizing, etc.;

S. Used Motor Vehicle Sales;

T. Publicly-owned and operated Parks, Parkways, and other Publicly-owned Outdoor Recreational Facilities;

U. Community Use Facility, Private;

V. Multiple Family Dwellings; ¹⁴

W. Tattoo Services; ¹⁵

X. Parking Lots

Y. Marihuana Safety Compliance Facility.

Z. Marihuana Provisioning Center;

AA. Marihuana Recreational Retailer.

4. Accessory Uses and Temporary Structures: See Section 2.2, "Use, Accessory," and "Structure, Temporary," for definitions and permitted uses.

5. Lot, Building, Yard Requirements:

A. **Lot:** Area, five thousand (5,000) SF minimum; width, fifty (50) feet minimum; coverage, eighty-five (85) percent maximum.

B. Principal Building:

1. Properties fronting on the west side of US-23 and south of F-41: Height, ninety (90) feet maximum; stories, six (6) maximum; area, six hundred (600) sf minimum.

2. All other areas: Height, fifty (50) feet maximum; stories, four (4) maximum; six hundred (600) sf minimum.

6. Special Notes:

A. Businesses abutting residences shall provide opaque fencing or screening in accordance with Section 6.13.

B. Off-street parking and loading/unloading areas must be provided in accordance with Section 6.7.

C. Setbacks subject to site plan approval.

(Amd. of 7-12-2018; Amd. of 11-29-2018; Amd. of 8-7-2019; Ord. No. 2021-270, 8-12-2021; Amd. of 10-13-2022)

Editor's note— Former § 4.14 was renumbered as § 4.14A to facilitate inclusion of an amendment of 11-11-2021, which enacted new §§ 4.14—4.14.6 as set out herein.