

Highlands County Code of Ordinances

Land Development Regulations (2020)

Section 12.05.241. B-2 limited business district.

A. Intent. The B-2 limited business district is intended to provide retail and service needs for several neighborhoods or a substantial territory. Retail stores include convenience, fashion and durable goods. Service needs extend beyond the provision of purely personal services, but repair activities are limited. Professional uses are encouraged.

B. Permitted principal uses and structures in this district are:

1. Any use permitted in a B-1 district.
2. Hotel, motel.
3. Retail establishments, such as department stores, household furnishings and home appliances, office furniture and equipment, automobile new parts and accessories, camera and photographic supply, package liquor, sporting goods, bait and tackle, musical instruments, television and radio, including repair incidental to sales, paint and wallpaper, pet store.
4. Service establishments such as service stations, utility trailer display and storage incidental to service station, with not more than five such rental trailers, radio and television repair, hospitals and other health institutions, interior decorator, photographic studio, drive-thru restaurants.
5. Office uses, such as banks and financial institutions, business and professional offices, governmental and utilities offices, travel agencies, employment office, and newspaper office.
6. Miscellaneous commercial uses, such as business, commercial, art, dancing, music, radio, television, day nursery or nursery schools, fortune telling, artist studio, dental or medical laboratory or research or experimental activity.
7. Noncommercial uses such as church, church school, library, museum, community buildings, private club, lodge, fraternity and similar uses not operated for profit.
8. Central wastewater and water treatment facilities serving a single development. (Ord. No. 16-17-17 § 108; Ord. No. 19-20-09 § 51)

9. Community residences for the developmentally disabled (see definition 55A).
10. Continuing care retirement community (see definition 67A).
11. Convalescent home (see definition 70).
12. Extended care facility (see definition 114A).
13. Intermediate care facility (see definition 157A).
14. Nursing home (see definition 211).
15. Residential health care facility (see definition 250A). (Ord. No. 05-06-05, § 45; Ord. No. 05-06-30, § 45)

C. Limitations on uses. The following limitations on uses apply in this district:

1. Sale, display, preparation and storage to be conducted within a completely enclosed building.
2. Products produced to be sold only at retail.
3. No sale, display or storage of secondhand or used merchandise, except in an antique shop, or as incidental to the sale of new merchandise.
4.
 - a. Central wastewater treatment facilities or structures or water treatment facilities or structures shall conform to the standards contained in section 12.08.131. (Ord. No. 16-17-17 § 109)
 - b. All central potable water facilities shall comply with all applicable federal and state laws, rules, and regulations, including permitting requirements. (Ord. No. 16-17-17 § 109; Ord. No. 19-20-09 § 52)

(Ord. No. 05-06-05, § 46; Ord. No. 05-06-30, § 46; Ord. No. 16-17-17 § 109)

D. Permitted accessory uses and structures in this district are accessory uses and structures, including residential uses incidental to a permitted use.

E. Prohibited uses and structures. Listed permissible uses in this district do not include, either as a principal or accessory use, any of the following, which are listed for emphasis:

1. Automobile, truck, trailer, motorcycle or machinery sales, display, storage or repair, including repair garages, new car agencies, used car lots and auto carwash.

2. Mortuaries, vocational schools, except as specifically permitted.
3. Drive-in theaters, drive-in restaurants, drive-in refreshment stands, establishments for the consumption of alcoholic beverages on-premises.
4. Bulk sales, storage or display of lumber or building materials.
5. Wholesale establishments.
6. Pawnshops.
7. Display or sale of secondhand or used merchandise, except in antique shop, or as incidental to the sale of new merchandise.
8. Cabinet, carpenter, plumbing, electrical, sign or sheet metal shops.
9. Animal hospital or veterinary clinic.
10. Storage or warehouse uses, except as accessory to a permitted use.
11. Any other use first permitted in a less restricted district.

F. Special exceptions. Permissible in this district by the BOA after public hearing and subject to appropriate conditions and safeguards are:

1. Fishing or amusement pier.
2. Public utility facilities. (Ord. No. 16-17-17 § 110)
3. Central wastewater and water treatment facilities serving more than one development. (Ord. No. 16-17-17 § 110; Ord. No. 19-20-09 § 53)
4. Wireless communications facility (WCF) or transmission tower or tower, including lattice towers, guyed towers, monopole towers, ground-mounted towers and alternative tower structure or other similar wireless communications facilities, pursuant to the standards contained in sections 12.08.133 and 12.08.135 of this Code.

G. Minimum lot requirements in this district, in regard to area and width, are 100 feet frontage, 15,000 square feet.

H. Minimum yard requirements. (Depth of front and rear yards, width of side yards.) Minimum side yard depth seven and one-half feet. See sections 12.05.307 and 12.05.402 of this Code.

I. Maximum intensity (floor area ratio) and height of structures.

1. No portion intended for human occupancy shall exceed 50 feet in height, except as provided in Sections 12.05.302, 12.08.133, and 12.08.135. See definition of Height of buildings in Section 12.02.104. (Ord. No. 09-10-03 § 12)
2. **Maximum intensity (floor area ratio):**
 - a. When the comprehensive plan category is **commercial/industrial mixed use**: Up to 0.80 FAR.
 - b. When the comprehensive plan category is **commercial**: Up to 0.70 FAR for office; Up to 0.80 for other commercial uses. (Ord. No. 13-14-02 § 17)

J. Minimum floor areas in this district shall be: 120 square feet for each sleeping room.

K. Limitations on signs in this district shall be: No signs intended to be read from off the premises except:

1. Signs as permitted for B-1.
2. No signs within 50 feet of R-1A, R-1, R-2, R-3, M-1-S, M-1, M-2 or EU districts.
3. No ground signs to exceed 25 feet in overall height above ground, and not to exceed 200 square feet in area. (Ord. No. 19-20-09 § 54)
4. Off-site signs permitted subject to general Regulations for such signs.
5. Marquee signs.
6. Wall, ground, roof and pylon signs. Roof sign not to exceed 25 feet in height above roof and not to obstruct light or air of adjacent property.
7. Combination vertical and roof signs not to exceed 200 square feet in area for one story building, plus additional 50 square feet of area for each story above first story. Such signs not extending more than four feet from building wall and not more than 15 feet above roof.
8. Temporary construction signs: Same as for R-3.
9. Neon type signs allowed.

10. Strip lighting allowed.
11. Signs shall be permitted along the front edge of any required front yard, provided all other setback requirements are met; (Ord. No. 16-17-17 § 111)
12. All signage must be located entirely within the property of the applicant; and (Ord. No. 16-17-17 § 111)
13. No sign shall be placed that would obstruct the visibility of pedestrians or motorists, or that would minimize or restrict access to adjoining properties. (Ord. No. 16-17-17 § 111)

(Res. of 8-18-70, § 5 (sched. B-2); Ord. No. 89-21; Ord. No. 90-02; Ord. No. 93-15, § 48; Ord. No. 99-18 §§ 15, 34, 53; Ord No. 00-01-42 §7) (Ord No. 03-04-1) (Old Sec. 12-95)(Ord. No. 05-06-05, §§ 45--47; Ord. No. 05-06-30, §§ 45--47; Ord. No. 09-10-03 § 12; Ord. No. 16-17-17 § 108—111; Ord. No. 19-20-09 § 51-54)

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