

USES BY ZONING DISTRICT

The following uses shall be permitted in the B-1 district on existing lots of any size with a Special Use Permit:

1. Gun shop
2. Hospital
3. Motor vehicle, commercial vehicle storage
4. Motor vehicle repair shop (limited)
5. Self-storage center

Sec. 84-501.05. - B-1 Development Standards

1. There shall be no minimum lot size.
2. There shall be no minimum lot width or depth.
3. The maximum lot coverage shall be 85 percent.
4. The maximum floor-to-area ratio (FAR) shall be 0.40.
5. The maximum building height shall be 45 feet.

Sec. 84-501.06. - B-1 Setbacks

1. All buildings and structures shall be set back at least 20 feet from any street right-of-way.
2. The minimum setback of 25 feet from the common property line for all structures and uses shall be required when the side or rear of a lot within a B-1 District abuts an agricultural or residential district.

PART 502. - B-2 Light Commercial (was CC)

Sec. 84-502.01. – Purpose and intent

The B-2 District is intended to implement the neighborhood commercial land use classification of the Comprehensive Plan. The B-2 District is designed to provide for areas of neighborhood-scale retail, and to a lesser extent, office and institutional uses but particularly consumer product and service centers in appropriate areas. The purpose of this district is also to promote employment opportunities and to enhance the tax base of the Town.

Sec. 84-502.02. - Uses permitted by right

The following uses are by-right within the B-2 zoning district.

1. Antique shop
2. Arcade, amusement
3. Art gallery (private)
4. Brewery, Craft
5. Business support service
6. Butcher shop
7. Carpet or flooring retail sales.
8. Car wash
9. Catering, commercial
10. Child day center

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11. Club
12. Commercial artist or photographer's studio
13. Consumer repair service
14. Dance hall.
15. Dry Cleaning, pick-up
16. Financial institution
17. Funeral services
18. Guidance service
19. Gunsmith
20. Hardware store
21. Medical or dental office or clinic
22. Motor vehicle parts/supply, retail
23. Office
24. Pawn shop.
25. Payday loan establishment
26. Personal services
27. Pet grooming service
28. Pet store
29. Print shop.
30. Restaurant, general
31. Restaurant, mobile where permanent facilities are provided, to include but not limited to restrooms.
32. Restaurant, small
33. Retail sales
34. Retail sales, custom
35. Studio, fine arts

Sec. 84-502.03. - Secondary uses

The following uses shall be permitted by right in the B-2 district only in conjunction with a permitted principal use, as specifically identified below, existing or proposed:

1. Dwelling, multi-family per Section 84-502.07.
2. Food bank/pantry
3. Satellite parking, secondary to a religious institution or place of religious worship only.
4. Restaurant, mobile

Sec. 84-502.04. - Special uses

The following uses shall be permitted in the B-2 district on existing lots of any size with a Special Use Permit:

1. Assisted care residence.
2. Farmers market
3. Gun shop
4. Live entertainment (as a secondary use)
5. Motor vehicle fuel station

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Sec. 84-502.05. - B-2 Development Standards

1. The minimum lot size shall be 1 acre.
2. The minimum road frontage shall be 100 feet. Frontage shall be maintained to the minimum required front yard setback.
3. The maximum floor-to-area ratio shall be 50%.
4. The maximum building height for dwellings and accessory structures shall be 35 feet.

Sec 84-502.06. - B-2 Setbacks

1. The minimum front yard and right-of-way setback is 50 feet.
2. The minimum side yard setback is 40 feet.
3. The minimum rear yard setback shall be 60 feet.
4. The minimum setback of accessory structures to the side and rear property line shall be 5 feet.