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§ 25-14. Highway Business (B2) District.

A. Purpose. The purpose of the B2 District is to promote retail and service uses which are vehicle-oriented for the use of residents and visitors. At the same time, a major goal is to protect and enhance the community by encouraging aesthetically appealing businesses with safe ingress and egress and prohibiting chaotic strip development.

B. Uses by right (permit required) shall be as follows:

- (1) Duplex, attached.
- (2) Nursery/greenhouse, commercial.
- (3) Roadside stand, general.
- (4) Household sale (garage sale) in accordance with § 25-40.
- (5) Temporary retail outlet in accordance with § 25-41.
- (6) Antique shop.
- (7) Bakery shop.
- (8) Catalog store.
- (9) Drugstore.
- (10) Florist shop.
- (11) Food supermarket.
- (12) Corner grocery store.
- (13) Gift shop.
- (14) Monument sales.
- (15) Newsstand.
- (16) Liquor store.
- (17) Building materials store.
- (18) Department/variety store.
- (19) Feed and seed shop.
- (20) Furniture/appliance store.
- (21) Hardware/glass/paint store.

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- (22) Pet store.
- (23) Plumbing/heating shop.
- (24) Rental store.
- (25) Professional/business office
- (26) Bank.
- (27) Photography studio.
- (28) Realty office.
- (29) Laundry and dry-cleaning shop.
- (30) Barber/beauty shop.
- (31) Restaurant.
- (32) Drive-in business in accordance with § 25-42.
- (33) Locksmith shop.
- (34) Appliance repair shop.
- (35) Car wash.
- (36) Boat storage.
- (37) Printing shop.
- (38) Wholesale business, warehouse.
- (39) Home occupation, general, in accordance with § 25-38.
- (40) Municipal office.
- (41) Day-care center.
- (42) Library/museum/gallery.
- (43) Public park.
- (44) Launch ramp/dock/pier, public.
- (45) Swimming pool, private, in accordance with § 25-46.
- (46) Carnival/circus, temporary.
- (47) Bowling alley.
- (48) Windmills, private, in accordance with § 25-52.

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- (49) Solar system in accordance with § 25-54.
 - (50) Garage, accessory.
 - (51) Customary accessory use.
 - (52) Parking lot, commercial in accordance with § 25-48.
 - (53) Storage structure [over one hundred fifty (150) square feet] in accordance with § 25-47.
 - (54) Signs in accordance with § 25-50.
 - (55) Open porch/deck.
 - (56) Load/unload facility in accordance with § 25-49.
 - (57) Fences/walls in accordance with § 25-51.
 - (58) Television dish antenna in accordance with § 25-53.
- C. Uses by special use permit (hearing required) shall be as follows:
- (1) Single-family dwelling, detached (conventional, prefabricated, modular).
 - (2) Boarding homes/bed and breakfast.
 - (3) Homes for the aged.
 - (4) Nursing home/rest home.
 - (5) Accessory apartment.
 - (6) Multiple dwellings, attached in accordance with § 25-35.
 - (7) Shopping center/mall.
 - (8) Mobile home/trailer sales.
 - (9) Vehicle service station in accordance with § 25-45.
 - (10) Auto sales/used car lot in accordance with § 25-44.
 - (11) Farm machinery/implements store.
 - (12) Funeral home.
 - (13) Truck terminal.
 - (14) Bar.

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- (15) Hotel/motel.
- (16) Auto body repair shop in accordance with § 25-43.
- (17) Vehicle repair shop in accordance with § 25-43.
- (18) Building contractor business.
- (19) Custom workshop.
- (20) Kennel business.
- (21) Animal shelter.
- (22) Animal hospital.
- (23) Storage of materials/fuel. warehouse.
- (24) Utilities (public), e.g., water.
- (25) Utilities (quasi-public), e.g., telephone.
- (26) School, public/private.
- (27) Church/rectory.
- (28) Fraternal meeting facility.
- (29) Large group gathering.
- (30) Hospital.
- (31) Golf course, private/public.
- (32) Tennis court, private.
- (33) Tennis court, public.
- (34) Commercial recreation.
- (35) Swimming pool, public.
- (36) Marinas/tackle shop.
- (37) Drive-in movie.
- (38) Theater.
- (39) Electronic game room.
- (40) Solar system in accordance with § 25-54.
- (41) Signs in accordance with § 25-50.

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(42) Fences/walls in accordance with § 25-51.

(43) Communications tower.

D. Uses requiring no permit (requires compliance with law) shall be as follows:

(1) Horticulture, private.

(2) Outdoor storage, recreational vehicle, in accordance with § 25-63.

(3) Parking, private, in accordance with § 25-48.

(4) Signs in accordance with § 25-50.

(5) Fences/walls in accordance with § 25-51.

(6) Storage structure [one hundred fifty (150) square feet or less] in accordance with § 25-47.

E. [Amended 6-12-89 by L.L. No. 2-1989] Area standards. See Article V, General Provisions, e.g., existing substandard lots, established front yards, etc., for exceptions to the following area standards:

	Detached Single-Family Units		Nonresidential Uses	
	Primary Use	Accessory Use	Primary Use	Accessory Use
Minimum lot width (feet)	75	—	—	—
Maximum lot cover (percent of lot area)	40%	—	50%	—
Minimum front yard (feet from right-of-way)	60	60	60	60
Minimum side yard (feet)	7	4	10	10
Minimum rear yard (feet)	20	4	20	20
Maximum height (feet)	30	18	—	—
Minimum floor space (square feet)	750	—	—	—

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	Attached Multiple-Family Units	
	Primary Use	Accessory Use
Minimum lot width (base, plus feet per unit)	80 + 8	—
Maximum lot coverage (percent of lot area)	40%	—
Minimum front yard (feet from right-of-way)	60	60
Minimum side yard (base, plus feet per unit)	7 + 1	4
Minimum rear yard (feet)	20	4
Maximum structure height (feet)	30	18
Minimum floor space (square feet)	750	—

§ 25-15. Light Industrial (I1) District.

A. Purpose. The purpose of the I1 District is to provide space for new and expanding nonnoxious industry in such a way as to protect nearby residential uses.

B. Uses by right (permit required) shall be as follows:

- (1) Roadside stand, general.
- (2) Blacksmith shop.
- (3) Fruit processing plant.
- (4) Household sale (garage sale) in accordance with § 25-40.
- (5) Wholesale business, warehouse.
- (6) Home occupation, general, in accordance with § 25-38.
- (7) Municipal office.
- (8) Library/museum/gallery.