

Sec. 2-29. B-8, Commercial Zoning District.

<p>A. PURPOSE: The purpose of the B-8, Commercial Zoning District is to provide for the establishment of general commercial activities, other than automotive or heavy commercial uses, on properties that abut arterial roads. Due to the proximity of lands in the district to residential areas, these district regulations are intended to promote the preservation of natural vegetation, increase opportunities for beautification and provide extensive buffering between nonresidential and residential uses not otherwise separated from each other by a collector or arterial road. Multifamily, governmental and institutional uses are also encouraged in such corridors as a relief from extensive strip commercial development, and allowable uses are restricted to those most compatible with residential uses. When used in conjunction with the Planned Business Development District, these regulations are intended to encourage the establishment of totally planned, multiuse, community-level centers having a variety of retail, office, restaurant, recreation and institutional uses.</p>																																																								
<p>B. DIMENSIONAL STANDARDS</p> <table border="1"> <thead> <tr> <th rowspan="2">1. Type</th> <th rowspan="2">2. Density</th> <th rowspan="2">3. Maximum Building Height</th> <th rowspan="2">4. Maximum Building Coverage</th> <th rowspan="2">5. Maximum Impervious Lot Coverage</th> <th rowspan="2">6. Minimum Lot Size</th> <th rowspan="2">7. Minimum Lot Width</th> <th rowspan="2">8. Minimum Lot Depth</th> <th colspan="5">9. Setbacks</th> </tr> <tr> <th>a. Front</th> <th>b. Rear</th> <th>c. Side</th> <th>d. Street Side/Corner</th> <th>e. Waterfront</th> </tr> </thead> <tbody> <tr> <td>Nonresidential Uses</td> <td>36 (transient lodging)</td> <td>30'</td> <td>35%</td> <td>75%</td> <td>28,000 SF</td> <td>100'</td> <td>N/A</td> <td>50'; 20' for properties located on U.S. 1 adjacent to Dodson Creek.</td> <td>20'; 30' if abutting residential district; 5' additional combined side yard required for each story over 2.</td> <td>10'; 20' when abutting a multifamily district; 25' when abutting a single-family district; 5' of additional combined yard area required for each story over 2.</td> <td>20'</td> <td>30'</td> </tr> <tr> <td>Multifamily</td> <td>10</td> <td>30'</td> <td>35%</td> <td>75%</td> <td>20,000 SF</td> <td>100'</td> <td>N/A</td> <td>50'</td> <td>20'; 30' if abutting residential district.</td> <td>10'; 20' when abutting a multifamily district; 25' when abutting a single-family district.</td> <td>20'</td> <td>30'</td> </tr> </tbody> </table>													1. Type	2. Density	3. Maximum Building Height	4. Maximum Building Coverage	5. Maximum Impervious Lot Coverage	6. Minimum Lot Size	7. Minimum Lot Width	8. Minimum Lot Depth	9. Setbacks					a. Front	b. Rear	c. Side	d. Street Side/Corner	e. Waterfront	Nonresidential Uses	36 (transient lodging)	30'	35%	75%	28,000 SF	100'	N/A	50'; 20' for properties located on U.S. 1 adjacent to Dodson Creek.	20'; 30' if abutting residential district; 5' additional combined side yard required for each story over 2.	10'; 20' when abutting a multifamily district; 25' when abutting a single-family district; 5' of additional combined yard area required for each story over 2.	20'	30'	Multifamily	10	30'	35%	75%	20,000 SF	100'	N/A	50'	20'; 30' if abutting residential district.	10'; 20' when abutting a multifamily district; 25' when abutting a single-family district.	20'	30'
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<p>C. PERMITTED USES</p> <ol style="list-style-type: none"> Adult Day Care Center Assisted Living Facility Business and Professional Office Business Service Clubs and Fraternal Organization Convenience Store, Type A Financial Institution Instructional Physical Activity Nursing Home Retail Sales and Services School, Public Sexually Oriented Business Veterinarian 			<p>D. CONDITIONAL USES</p> <ol style="list-style-type: none"> Bowling Center Child Care Facility Community Residential Home Convenience Store, Type B Convenience Store, Type C Dwelling, Multifamily Family Day Care Home House of Worship Parks and Recreation Facilities, Private Parks and Recreation Facilities, Public Personal Services Public Facilities Public Utilities Recreational Facilities, Indoor Restaurant, Type "A" Restaurant, Type "B" Restaurant, Type "C" School, Private Shopping Center Telecommunications Towers, Camouflaged Theater Wind Energy System 				<p>E. SPECIAL EXCEPTION USES</p> <ol style="list-style-type: none"> Automatic Amusement Center Outdoor Activity Outdoor Storage Recreational Facilities, Outdoor Warehouse, Mini-Rental 			<p>F. OTHER STANDARDS</p> <p>All development must comply with the following requirements:</p> <ol style="list-style-type: none"> Wetlands (chapter 3, article II). Special corridors and buffer requirements (chapter 3, article I). See conditional and special exception regulations (chapter 2, article IV). Multifamily residential dwelling units shall have the following minimum square footage per bedroom: <table border="1"> <tr> <td>One Bedroom = 600 SF</td> <td>Three Bedrooms = 900 SF</td> </tr> <tr> <td>Two Bedrooms = 750 SF</td> <td>Each Additional Bedroom = 150 SF</td> </tr> </table> Sexually oriented business establishments shall comply with the applicable provisions set forth in article XIV, chapter 12 of the Code of Ordinances, including, but not limited to, obtaining a sexually oriented business permit pursuant to section 12-410 and a sexually oriented business license pursuant to division 2, article XIV, chapter 12 of the Code of Ordinances when applicable. 			One Bedroom = 600 SF	Three Bedrooms = 900 SF	Two Bedrooms = 750 SF	Each Additional Bedroom = 150 SF																																								
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<p>G. PERMITTED ACCESSORY USES: Accessory uses customarily associated with, dependent on and incidental to their permitted principal uses, provided that such uses conform to the regulations set forth in chapter 2, article III.</p>																																																								

(Ord. No. 2012-03, § 7, 2-7-2012; Ord. No. 2013-38, § 3, 6-18-2013; Ord. No. 2014-39, §§ 7, 8, 1-6-2015; Ord. No. 2015-11, § 7, 4-7-2015)