

SECTION 10.6 B-2 (NEIGHBORHOOD-COMMERCIAL) ZONE:

PURPOSE: The B-2 Neighborhood Commercial Zone is established to provide locations for businesses oriented primarily toward a residential neighborhood type setting and for those businesses, which due to their nature are best suited to locations along or near residential streets.

A. **PERMITTED USES:** including, but not limited to items listed here. The Zoning Administrator shall have the authority to use this list as an interpretive guide for the purpose of determining if a proposed use is permissible

- Retail sales
 1. Apparel shop
 2. Bakery and bakery goods store, provided the products are sold exclusively on the premises
 3. Book, stationary or gift shop including printing
 4. Candy store, soda fountain, ice cream store, excluding drive-ins
 5. Delicatessen
 6. Drug store
 7. Florist shop
 8. Furniture store
 9. Garden supplies
 10. Haberdashery
 11. Hardware store
 12. Hobby shop
 13. Household and electrical appliance store, including incidental repair
 14. Jewelry store, including repair
 15. Leather goods and luggage store
 16. Music, musical instruments and records, including incidental repair
 17. Paint and wallpaper store
 18. Pet shop, excluding boarding and outside runs
 19. Radio and television store (including repair)
 20. Shoe store and shoe repair

- 21. Sporting goods
- 22. Toy store
- 23. Variety store, including notions and "Five and Ten" stores
- Service
 - 1. Banks and other financial institutions, including savings, loan and finance companies with drive-in windows
 - 2. Barber and beauty shops
 - 3. Interior decorating studio
 - 4. Locksmith shop
 - 5. Opticians and optical goods
 - 6. Dry cleaners and laundries
 - 7. Studios for professional work or teaching of any form of fine arts, photography, music, drama, or dance
 - 8. Tailor shop
 - 9. Child Day Care Center
- Restaurants and Entertainment
 - 1. Eating and drinking places, excluding drive-ins

B. **CONDITIONAL USES:** The following uses or any customary accessory buildings or uses subject to the approval by the Board of Adjustment, as set forth in Sections 9.15; Conditional Uses, and 20.5; Conditional Use Permits, of this ordinance:

- 2. Service stations (including auto repairing, providing all repair except that of a minor nature -- e.g., change of fan belt, minor carburetor adjustment, tire removal and/or replacement, windshield wiper replacement, etc.—is conducted wholly within a completely enclosed building and providing further that such service station is located adjacent to an arterial street, as identified in the adopted comprehensive plan
- 3. Any use adaptable to B-2 zone, which would provide services to the residents of the neighborhood
- 4. Bars and taverns

C. **AREA AND HEIGHT REGULATIONS:** No building shall be erected or structurally altered hereafter except in accordance with the following regulations:

- 1. Minimum Lot Area - Ten thousand (10,000) square feet

2. Minimum Lot Width at Building Setback Line - Seventy (70) feet
3. Minimum Front Yard Depth - Fifty (50) feet
4. Minimum Side Yard Width - No restrictions, except when adjacent to a street, road, highway, or other right-of-way when the required width shall be the same as required for a minimum front yard depth in this zone. When buildings abut each other, firewall construction, as required by the building code, shall be required. In the event a side yard is provided, it shall never be less than fifteen (15) feet
5. Minimum Rear Yard Depth - Fifteen (15) feet
6. Maximum Building Height - Thirty-five (35) feet
7. In the case of this zone, more than one principal building, as herein defined, may be constructed on one lot

D. OTHER DEVELOPMENT CONTROLS:

1. Off-street parking and loading and/or unloading shall be provided in accordance with Articles 11; Off Street Parking, and 12; Off Street Loading, of this ordinance
2. No outdoor storage of any material (usable or waste) shall be permitted in this zone except within enclosed ordinance
3. No lighting shall be permitted which would glare from this zone onto any street, or into any residential zone
4. Where any yard of any use permitted in this zone abuts a residential zone, a minimum yard requirement of forty (40) feet for each side and/or rear yard, which abuts, said zone shall be provided, fifteen (15) feet of which shall be maintained by a screening area, as regulated by Section 9.17; Screening Area, of this ordinance. This area shall remain open and not permit off-street parking and loading and/or unloading
5. No use producing objectionable odors, noise, or dust shall be permitted within five hundred (500) feet from the boundary of any residential zone
6. All business activities permitted within this zone shall be conducted within a completely enclosed building with the exception of off-street parking and loading and/or unloading areas
7. A site plan, as regulated by Section 9.19; Site Plans, of this ordinance, shall be required for any use permitted in this zone
8. The Board of Adjustment may grant variances to the setbacks provided in C. 2-6, as provided for in Section 20.4; Dimensional Variances

SECTION 10.2 R-1 (RESIDENTIAL-ONE) ZONE:

PURPOSE: The purpose of this district is to permit the establishment of single-family detached residential units. The lots in this district must have an adequate public water supply for both household and fire protection, and must be served by a centralized sewage disposal system.

A. PERMITTED USES:

1. Single-family residential dwelling (detached)
2. Home office

B. ACCESSORY USES:

1. Customary accessory buildings and uses
2. Fences and walls, as regulated by Article 13
3. Signs, as regulated by Appendix B of this ordinance

C. CONDITIONAL USES: The following uses or any customary accessory buildings or uses, subject to the approval of the Board of Adjustment as set forth in Sections 9.15; Conditional Uses, and 20.5; Conditional Use Permits, of this ordinance.

1. Churches and other buildings for the purpose of religious worship, providing they are located adjacent to an arterial street
2. Institutions for higher education providing they are located adjacent to an arterial street
3. Institutions for human medical care - hospitals, convalescent homes, nursing homes, and homes for the aged, providing they are located adjacent to an arterial street
4. Day Care Centers, Group Day Care or Nursery schools
5. Home occupations, as regulated by Article 9.12
6. Public and parochial schools
7. Publicly owned and/or operated parks, playgrounds, golf courses, community recreational centers, including public swimming pools and libraries
8. Recreational users other than those publicly owned and/or operated, as follows:
 - a. Golf courses.
 - b. Country clubs.
 - c. Swimming pools.

9. Bed and Breakfast Inns

10. Any other use determined to be adaptable to this zone by the Board of Adjustment.

D. AREA AND HEIGHT REGULATIONS FOR PERMITTED USES:

1. Minimum Lot Area – 12,000 square feet
2. Minimum Lot Width at Building Setback Line – Seventy-five (75) feet
3. Minimum Front Yard Depth - Twenty-five (25) feet
4. Minimum Side Yard Width - Twelve (12) feet
5. Minimum Rear Yard Depth - Twenty-Five (25) feet
6. Maximum Building Height - Thirty-five (35) feet
7. Maximum Lot Coverage by all buildings– Forty (40) %

E. AREA AND HEIGHT REGULATIONS FOR CONDITIONALLY PERMITTED USES:
(Home occupations excepted)

1. Minimum Lot Area - One (1) acre
2. Minimum Lot Width at Building Setback Line - One hundred (100) feet
3. Minimum Front, Side (on each side of lot) and Rear Yards - Thirty-five (35) feet
4. Maximum Building Height - Thirty-five (35) feet

F. OTHER DEVELOPMENT CONTROLS:

1. Off-street parking and loading and/or unloading shall be provided in accordance with Articles 11 and 12
2. No outdoor storage of any material shall be permitted in this zone
3. No lighting shall be permitted which would glare from this zone onto any street, or into any adjacent property
4. Where any yard of any conditional use permitted in this zone abuts property in a single-family residential zone, a ten (10) foot wide bufferyard, as regulated by Section 9.17; Screening Areas, of this ordinance, shall be required
5. The Board of Adjustment may grant variances to the setbacks provided in D. 2-7 & E. 2-4, as provided for in Section 20.4; Dimensional Variances

6. A site plan subject to the applicable requirements of section 9.20, shall be required, if applicable

SECTION 10.4 R-3 (RESIDENTIAL-THREE) ZONE:

PURPOSE: The purpose of this zone is to permit a mixture of higher density residential uses which includes single and multi family dwellings. Adequate infrastructure (central water and sewer owned and/or operated by an agency of government) must be available to the site.

A. USES PERMITTED:

1. Single-family and two-family dwellings
2. Single family dwellings, attached
3. Multifamily dwellings
4. Home office

B. ACCESSORY USES:

1. Customary accessory buildings and uses
2. Fences and walls, as regulated by Article 13; Fences and Walls, of this ordinance
3. Signs, as regulated by Appendix B; Signs, of this ordinance

C. CONDITIONAL USES: The following uses or any customary accessory buildings or uses subject to the approval of the Board of Adjustment, as set forth in Sections 9.15; Conditional Uses, and 20.5; Conditional Use Permits, of this ordinance:

1. Home occupations, as regulated by Article 9.12; Home Occupations
2. Self-laundry and restaurant facilities where intended for the occupants of multi-family apartment complexes
3. Any other use that is determined by the Board of Adjustment to be of the same general character as the above
4. Bed and Breakfast Inns
5. Group Day Care
6. Any other use determined to be adaptable to this zone by the Board of Adjustment

D. REQUIRED LOT AREA AND WIDTH:

1. Single-family dwellings shall be located on a lot of not less than 6,000 square feet
2. Two-family and multi-family dwellings shall be located on a lot of not less than 8,000 square feet

3. The minimum lot width for single-family dwellings shall be sixty feet at the building setback line; for two family dwellings the minimum width at the setback line shall be 75 feet; for multi-family dwellings the minimum width at the setback line shall be 100 feet
4. Maximum lot coverage 60%
5. Maximum Building Height - Forty (40) feet or three stories

E. YARDS REQUIRED:

The minimum side yard on each side of any building or structure shall be ten (10) feet; the front yard setback shall be a minimum of twenty (20) feet; the rear yard a minimum of ten (10) feet. When adjoining an R-1 zone the setback shall be forty (40) feet

F. OTHER DEVELOPMENT CONTROLS:

1. The Board of Adjustment may grant variances to the setbacks in section D. 2-5, and E., as provided for in Section 20.4; Dimensional Variances