

**ARTICLE 15. "B-2" GENERAL COMMERCIAL  
DISTRICT REGULATIONS**

**Section 1. [Purpose.]**

The regulations set forth in this article, or set forth elsewhere in this ordinance when referred to in this article, are the regulations in the "B-2" General Commercial District. The purpose of this district is to provide sufficient space in appropriate locations for all types of commercial and miscellaneous service activities, particularly along certain existing major streets where a general mixture of commercial and service activity now exists, but which uses are not characterized by extensive warehousing, frequent heavy trucking activity, open storage of material, or the nuisance factors of dust, odor and noise associated with manufacturing. (Ord. No. 94-140, 11-15-94)

**Section 2. Use regulations.**

A building or premises shall be used only for the following purposes:

- (1) Any use permitted in the "B-1" Shopping Center District and "RB" Office-Apartment District;
- (2) Amusement place in an enclosed building, auditorium or theater, except open air drive-in theaters;
- (3) Athletic field or baseball field;
- (4) Bottling works; dyeing and cleaning works or laundry; plumbing and heating shop; painting shop; upholstering shop, not involving furniture manufacture; tinsmithing shop; tire sales and service, including vulcanizing, but no manufacturing; appliance repairs; and general service and repair establishments similar in character to those listed in this item; provided, that no outside storage of material is permitted; and further provided, that no use permitted in this item shall occupy more than six thousand (6,000) square feet of floor area;

- (5) Bowling alleys and billiard parlors;
- (6) Food storage lockers;
- (7) Hotels, motels, and motor hotels containing forty-five or more units only;
- (8) Outdoor advertising structure or sign. Any sign or display in excess of one hundred (100) square feet in area shall be attached flat against a wall of a building.
- (9) Bus terminals;
- (10) Printing, publishing, and engraving;
- (11) Stone yard or monumental works located within three hundred (300) feet of a cemetery;
- (12) Accessory buildings and uses;
- (13) Family day care home;
- (14) Child care center;
- (15) Private nursery school;
- (16) Adult book store, provided that the property devoted to such use shall not be situated within five hundred (500) feet of property in a residential district, nor within five hundred (500) feet of any property occupied by a church or other place of worship, public or private elementary, intermediate or high school, public library, lodginghouse, day care center, nursing home, hotel, motel, adult book store, adult entertainment establishment, adult motion picture theater or adult video store;
- (17) Adult entertainment establishment, provided that the property devoted to such use shall not be situated within five hundred (500) feet of any property in a residential district, nor within five hundred (500) feet of any property occupied by a church or other place of worship, public or private elementary, intermediate or high school, public library, lodginghouse, day care center, nursing home, hotel, motel, adult book store, adult entertainment establishment, adult motion picture theater, or adult video store;
- (18) Adult motion picture theater, provided that; the property devoted to such use shall not be situated within five hundred (500) feet of property in a residential district, nor within five hundred (500) feet of

any property occupied by a church or other place of worship, public or private elementary, intermediate or high school, public library, lodginghouse, day care center, nursing home, hotel, motel, adult book store, adult entertainment establishment, adult motion picture theater, or adult video store;

- (19) Adult video store, provided that the property devoted to such use shall not be situated within five hundred (500) feet of property in a residential district, nor within five hundred (500) feet of any property occupied by a church or other place of worship, public or private elementary, intermediate, or high school, public library, lodginghouse, day care center, nursing home, hotel, motel, adult book store, adult entertainment establishment, adult motion picture theater, or adult video store.

Notwithstanding any other provisions of the Petersburg Zoning Ordinance, a building or premises may be used for an adult book store, and adult entertainment establishment, and adult motion picture theater, or an adult video store, as restricted and limited by this section, only in the "B-2" General Commercial District with the issuance of a Special Use Permit and in no other zoning district established by the Petersburg Zoning Ordinance.

### **Section 3. Height, area and bulk regulations.**

Height, area and bulk requirements shall be as set forth in the chart of article 22, and in addition, the following regulations shall apply:

- (1) There shall be a side yard not less than five (5) feet in width on the side of a lot adjoining a residence district;
- (2) There shall be a rear yard not less than ten (10) feet in depth on the rear of a lot adjoining a residence district. Existing alley at rear will eliminate this requirement;
- (3) The lot area requirements for dwellings are the same as those in the "R-5" Multiple Dwelling District.

### **Section 4. Reference to additional regulations.**

The regulations contained to this article are supplemented or modified by regulations contained in other articles of this ordinance, especially the following:

Article 19, Off-street parking regulations;  
Article 20, Off-street loading regulations;  
Article 23, Supplementary use regulations;  
Article 25, Supplementary height, area and bulk regulations.

## ARTICLE 16. “B-3” CENTRAL COMMERCIAL DISTRICT REGULATIONS

### Section 1. [Purpose.]

The regulations set forth in this article, or set forth elsewhere in this ordinance when referred to in this article, are the regulations in the “B-3” Central Commercial District. This district encompasses the shopping and office core of the central business district. Appropriate uses are the same as for the “B-2” General Commercial District, but with altered off-street parking requirements, in recognition of the practical difficulty of providing off-street parking for smaller establishments, and because of the relatively small area included in the district, all points being within convenient walking distance of the boundaries beyond which additional off-street parking should be provided.

### Section 2. Use regulations.

The use regulations for the “B-3” Central Commercial District are as follows:

- (1) Any use allowed in the “B-2” General Commercial District;
- (2) The manufacture of plastic lenses, subject to the parking requirements of article 19;
- (3) The fabrication of soft goods from materials not manufactured on the premises; provided, that the portion of the building adjacent to a public street retain a commercial character, so as not to cause the interruption of the commercial frontage in the district, and that all loading of fabricated goods and materials not manufactured on the premises be restricted to loading areas at the rear of the building, and as prescribed under article 20 of this ordinance.

### Section 3. Height and area.

Height and area regulations shall be as set forth in the chart of article 22, and in addition the following regulations shall apply:

- (1) On an interior lot there shall be a side yard not less than five (5) feet in width on the side of a lot adjoining a residence district;
- (2) On an interior lot there shall be a rear yard not less than twenty (20) feet in depth on the rear of a lot adjoining a residential district;
- (3) The lot area requirements for dwellings are the same as those in the “R-5” Multiple-Family Residence District.

**Section 4. Reference to additional regulations.**

The regulations contained in this article are supplemented or modified by regulations contained in other articles of this ordinance, especially the following:

- Article 19, Off-street parking regulations;
- Article 20, Off-street loading regulations;
- Article 23, Supplementary use regulations;
- Article 25, Supplementary height, area and bulk regulations.