

ARTICLE XIII. - B-2 BUSINESS DISTRICT**Sec. 24-58. - Purpose of district.**

This district is to provide commercial and community shopping, recreational and service activities generally serving a community of several neighborhoods and appropriately located on major collector or arterial roadways. Uses and activities characterized by extensive warehousing, frequent heavy trucking activity, open storage of material or the nuisance factors of dust, odor and noise associated with manufacturing are not intended to be located within such areas.

(Code 1980, § 22-58; Code 1995, § 24-58)

Sec. 24-58.1. - Principal uses permitted.

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

- (a) Any use permitted and as regulated in the R-6 district except dwellings as herein provided and any principal use permitted and as regulated in the O-3 district except the permitted height of buildings or structures shall be subject to the B-2 district requirements unless otherwise provided for by this chapter.
- (b) Any use permitted in the B-1 business district but subject to the development standards for the B-2 district, with no limit on floor area unless otherwise provided for in this section.
- (c) Automotive filling and service stations including towing service and consisting of an attendant sales office and/or convenience food store or similar use with fuel pumps. A maximum of two service bays shall be permitted for lubrication, minor repair, maintenance and inspection of vehicles not exceeding 10,000 pounds gross weight. All operations shall be performed within one completely enclosed building on the site. Bulk storage of fuel shall be underground and there shall be no exterior display of merchandise except on pump islands and on paved walkway areas within three feet of the building. Lighting fixtures shall not exceed 20 feet in height. There shall be no temporary storage of wrecked or inoperative vehicles or rental of vehicles, trailers, campers, vans or similar equipment. The planning commission shall review and approve site plans in accordance with section 24-106.
- (d) Catering establishments and meal delivery services.
- (e) Department stores.
- (f) Drapery making and furniture upholstery shops. No such establishment shall exceed a floor area of 3,000 square feet.
- (g) Flea markets and antique auctions, indoors.
- (h) Furniture, television and appliance sales, service and repair including service and repair of any type of home appliance.
- (i) Garage, parking or storage.
- (j) Garden center, with sale or display of merchandise, indoor or outdoor in approved locations.
- (k) Gun shop, sales and repair.
- (l) Hotels, motels, and motor lodges with no restriction as to hours of operation.
- (m) Lawnmower, yard and garden equipment, rental, sales and services, when located within a completely enclosed, air conditioned and soundproof building.
- (n) Nurseries for growing plants, trees and shrubs, including sale, display and storage of garden supplies and equipment, indoor or outdoor in approved locations.
- (o) Office and office buildings; business, professional and administrative.
- (p) Packaging and mailing service.

- (q) Printing, publishing and engraving, blueprinting, photocopying and similar uses. No such establishment shall exceed a floor area of 5,000 square feet.
- (r) Radio and television stations and studios or recording studios with no limit as to hours of operation.
- (s) Recreation facilities, indoor, including theaters, bowling alleys, skating rinks (ice skating and roller skating), swimming pools, tennis, model racing tracks, electronic video game rooms, bingo halls, archery ranges and similar activities.
- (t) Restaurants (with dancing), take out and meal delivery service, delicatessens or ice cream parlors.
- (u) Shopping centers, community. A community center shall contain in the aggregate not more than 40 acres, and shall consist of a coordinated group of two or more retail and service establishments, indoor and outdoor, with common parking, access and service areas in accordance with section 24-101 of this chapter. Shopping center site plans shall be approved by the planning commission in accordance with section 24-106 of this chapter. Outside display of merchandise is permitted as regulated in the B-1 district.
- (v) Sign printing and painting shop, excluding fabrication.
- (w) Specialty store or shop for the conduct of a retail business, with no limit on floor area, except as provided herein.
- (x) Other retail, recreational and service uses which are of the same general character as those listed above as permitted uses. Such additional uses may be permitted by the director of planning pursuant to section 24-109 of this chapter; provided, that they shall be only retail and service establishments primarily selling new merchandise (except antiques) and/or rendering a personal service. Such additional uses may be permitted only in accordance with the development standards as herein provided.
- (y) Permanent on-site recycling collection facility subject to section 24-106.

(Code 1980, § 22-58.1; Code 1995, § 24-58.1; Ord. No. 957, § 5, 8-13-1997)

Sec. 24-58.2. - Provisional uses permitted.

The following uses may be permitted as provisional uses if approved by the board of supervisors in accordance with sections 24-120 and 24-122.1 of this chapter:

- (a) Hours of service to the general public up to 24 hours per day, except as otherwise provided in this section.
- (b) Self-service storage facility, subject to the following requirements:
 - (1) *Access.* The facility shall have access to at least a minor arterial roadway as designated on the county thoroughfare plan.
 - (2) *Size.*
 - a. The site area shall not exceed three acres.
 - b. The minimum gross floor area of the building or buildings shall not contain less than 50,000 square feet of rentable space.
 - c. The structure or structures shall not exceed 30 feet in height or two stories whichever is lesser.
 - (3) *Lot coverage.* The lot coverage of the structure or structures shall be limited to 60 percent of the total area.
 - (4) *Access to structure.* Access to the rental spaces shall be from within the premises with not more than four exterior loading doors/ramps.
 - (5) *Parking.* Parking is required as follows:

- a. One space for each 40 storage cubicles, equally distributed among the entrance(s) to the structure.
 - b. A minimum of three spaces located at the project office for the use of prospective clients.
 - c. Two spaces for manager's quarters.
- (6) Storage.
- a. All storage on the property shall be kept within the enclosed building and no commercial sales or uses shall be conducted on site.
 - b. No perishable or hazardous goods, including highly flammable products, shall be placed in the storage spaces by lessees.
- (7) *Aesthetics*. The exterior areas of the self-service facility shall be of finished quality and maintained so as not to be offensive from view from adjacent property or abutting streets.
- (8) *Hours of service*. The hours of service to the general public or any outside activity, shall not begin before 6:00 a.m. nor extend after 10:00 p.m.
- (c) Auto parts sales, service and/or installation when within a completely enclosed, air conditioned building not exceeding 15,000 square feet of floor area and in accordance with the development standards as herein provided.
- (d) Outside dining areas for restaurants, provided the location and arrangement will not adversely affect adjacent property or uses.
- (e) Billiard parlors with hours of service to the general public from 1:00 p.m. on Sunday and 6:00 a.m. on other days until midnight, unless extended hours of operation are specifically authorized by the board of supervisors as a condition of the permit approval.
- (f) A recycling collection facility, pursuant to obtaining a provisional use permit and administratively approved site plan, for a period in excess of 30 days. The facility shall meet or exceed the following criteria:
- (1) Area and site size: A recycling collection facility shall not exceed a maximum area of 972 square feet.
 - (2) Setbacks: Setbacks shall be as set forth in sections 24-94 and 24-101 or greater as specified by the provisional use permit.
 - (3) Parking: Parking shall be provided as required in sections 24-96 and 24-101(e)(5).
 - (4) Exterior storage: Exterior storage shall not be permitted.
 - (5) Vehicular and pedestrian circulation: A recycling collection facility shall be located in a manner that does not impede or adversely affect vehicular or pedestrian circulation.
 - (6) A site plan shall be submitted for administrative review and approval by the director of planning or the director's designee. Appeal of any condition of approval shall be to the planning commission. Failure to maintain strict conformity with conditions of approval shall be deemed just cause for revocation. The site plan shall depict the location and size of the proposed facility; the number, type and size of containers and/or trailers and/or vehicles to be utilized; and the means of maximizing the compatibility of the proposed facility with the overall design, character and aesthetic considerations of the principal use of the property. Amendments to approved plans shall be reviewed and approved administratively by the director of planning or the director's designee.
 - (7) Operation and maintenance plan. An operation and maintenance plan containing provisions for an attendant, daily operations and maintenance of the facility shall be submitted for review and approval as part of the plan submitted for approval by the director of planning.
 - (8) Time limits and hours of operation. The duration or time period of the facility and daily

hours of operations shall be established by the board of supervisors in its approval of the provisional use permit.

(9) A tonnage collection report for the previous six-month period shall be submitted to the planning office no later than January 15 and July 15 of each year.

(g) Accessory dwellings. Up to four dwelling units, located on a floor or floors above a retail or office use, may be permitted as a provisional use, subject to the following requirements:

(1) The dwelling shall be categorized as nonresidential for the purpose of applying area and bulk regulations.

(2) Each dwelling shall provide one parking space.

(3) The dwelling entrance must be either an exterior door leading directly outside or a door to a common entrance shared with the principal use.

(4) The dwelling shall have at least 500 square feet of livable floor area.

(5) The requirements of section 24-122.1 of this Code.

(h) Buildings or structures up to 200 feet in height.

(Code 1980, § 22-58.2; Code 1995, § 24-58.2; Ord. No. 1029, § 5, 6-11-2002; Ord. No. 1091, § 2, 11-14-2006)

Sec. 24-59. - Conditional uses permitted by special exception.

The following uses may be permitted as special exceptions in accordance with the procedures, guides and standards of subsection (c) of section 24-116 and/or sections 24-2 and 24-106 of this chapter:

(a) Any conditional uses permitted and as regulated in the B-1 district.

(b) Dyeing and cleaning works employing not more than five persons in the dyeing and cleaning process, but not closer than 200 feet to any R district.

(c) Buildings or structures in excess of 45 feet in height but not exceeding 110 feet in height.

(d) A single coin-operated carwash building not exceeding 800 square feet in area, when located on the premises of an automotive filling station or convenience food store with fuel pumps. Adequate stacking space shall be provided for all vehicles off of the street for the wash lane.

(Code 1980, § 22-59; Code 1995, § 24-59; Ord. No. 1091, § 3, 11-14-2006)

Sec. 24-60. - Accessory uses permitted.

(a) Accessory uses as permitted and as regulated in the B-1 district, except as provided herein and in subsection (i) of section 24-95 of this chapter.

(b) Other accessory uses, not otherwise prohibited, customarily accessory and incidental to any permitted use.

(c) Living accommodations for a resident manager employed on the premises of self-service storage facility.

(d) Signs as regulated in section 24-104.1.

(e) A dwelling unit within an office or business building for occupancy by the proprietor or an employee of an establishment within such office or business building.

(f) Storage of office supplies and/or merchandise for retail sale, provided such items are normally carried in stock in connection with a permitted office or business use subject to applicable district regulations.

(g) Not more than two electronic amusement games and billiard, pool or bagatelle tables operated incidental to the principal business use shall be permitted in any single business establishment.

(h) Vending machines for food and beverage and similar merchandise. Not more than two such machines may be permitted on the premises outside of an enclosed building.

- (i) One carwash bay, automatic or otherwise, when located within an automotive filling station permitted in this district. Such bay shall not be permitted in addition to the number of otherwise permitted service bays. Adequate stacking space shall be provided for all vehicles off of the street for the wash lane.
- (j) Newspaper boxes, public telephone stations and similar uses.
- (k) A recycling collection facility operated by a not-for-profit or tax-exempt organization for a period not to exceed 30 days within any six-month period pursuant to a permit to be obtained from the director of planning or the director's designee. The facility shall meet or exceed the following criteria:
 - (1) No recycling facility may be situated on the same lot with a one-family dwelling when such dwelling is a principal permitted use.
 - (2) Area and site size: A recycling collection facility shall not exceed a maximum area of 972 square feet.
 - (3) Setbacks: Setbacks shall be as set forth in sections 24-94 and 24-101.
 - (4) Parking: Parking shall be provided as required in sections 24-96 and 24-101(e)(5).
 - (5) Exterior storage: Exterior storage shall not be permitted. Provisions shall be made for daily maintenance to ensure this requirement is met.
 - (6) Vehicular and pedestrian circulation: A recycling collection facility shall be located in a manner that does not impede or adversely affect vehicular or pedestrian circulation.

(Code 1980, § 22-60; Code 1995, § 24-60)

Sec. 24-61. - Development standards and conditions for permitted uses.

- (a) *Purpose.* In order to encourage compatibility with adjacent and nearby properties and to enhance harmonious relationships with surrounding properties, whether developed or undeveloped, the building or buildings and site shall be designed to:
 - (1) Employ such development techniques as may be appropriate to a particular case in order to fulfill the purposes of this chapter and the goals, objectives and policies of the comprehensive plan.
 - (2) Include design considerations which may address matters such as location of permitted elements, orientation, spacing and setback of buildings, maintenance of natural vegetation, location and number of vehicular access points, size and location of signs, open spaces and parking areas, grading, landscaping, screening and servicing.
- (b) *Lot area and width unless otherwise provided by this chapter.*
 - (1) For permitted uses in the one-family residence districts other than dwellings and places of worship, the lot area and width requirements shall not be less than required in the R-4A district.
 - (2) For permitted and accessory uses, there are no minimum lot area and width requirements except as may be required by the health department to meet sanitary standards.
- (c) *Minimum yard depths.* Minimum yards shall be provided in accordance with sections 24-94, 24-95 and 24-101 of this chapter, except that any building, structure or use not classified as a shopping center, when located directly across the street from any R district, shall be set back 50 feet from any street right-of-way of less than 80 feet in width. Notwithstanding any other provisions of this chapter, on corner or double frontage lots the minimum front yard depth required for the district shall be observed from any street right-of-way line.
- (d) *General height and bulk standards.* See sections 24-93, 24-94 and 24-95 of this chapter.
- (e) *Off-street parking and loading.* Off-street parking and loading design standards and space requirements for particular uses are contained in sections 24-96, 24-97 and 24-98 of this chapter.
- (f) *No exterior display or storage.* Display and storage for permitted uses, stores, shops, offices or businesses (except parking lots) shall be wholly within a completely enclosed building except as herein provided.
- (g) *Reserved.*

(h) *Reserved.*

(i) *Refuse containers.* Refuse containers shall be completely screened from view by means of an opaque fence or wall. Such containers shall be located as far from adjacent R districts as practicable. Such containers shall be serviced only between the hours of 6:00 a.m. and 12:00 midnight.

(j) *Drainage.* Provisions shall be made for appropriate stormwater management and drainage. Water from buildings, parking and loading areas shall not be permitted to drain from such areas onto adjacent property except into a natural watercourse or a drainage easement. Plans shall be prepared in accordance with design criteria established by the county engineer or any governmental body having jurisdiction with respect thereto and approved prior to beginning any construction.

(k) *Lighting.* Site and exterior lighting, if provided, shall be directed away from adjoining R districts and streets. Lighting shall be of such design and type as to minimize the impact of the lights on adjacent property in accordance with lighting plans approved by the planning office or, if required, by the planning commission prior to the issuance of an occupancy permit.

(l) *Hours of service.* Unless otherwise provided for by this chapter, no business permitted in this district shall begin service to the public or any outside activity before 6:00 a.m. nor extend any outside activity or hours of service after 12:00 midnight. (See also section 24-58.2.)

(m) *Services and production of goods.* Services and production of goods shall be subject to the development standards of the B-1 district.

(n) *Temporary outdoor Christmas tree sales.* Temporary outdoor sales shall be subject to the requirements and development standards of the B-1 district.

(Code 1980, § 22-61; Code 1995, § 24-61)

ARTICLE XIV. - B-3 BUSINESS DISTRICT

Sec. 24-62. - Purpose of district.

This district is to provide locations for a variety of commercial, automotive, recreational and service activities, serving a wide area of the county and located along arterial thoroughfares where a general mixture of commercial and service activity may exist. Uses and activities which are characterized by extensive warehousing, frequent heavy trucking activity, open storage of material or the nuisance factors of dust, odor and noise associated with manufacturing are not to be located within such areas.

(Code 1980, § 22-62; Code 1995, § 24-62)

Sec. 24-62.1. - Permitted uses.

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

(a) Any use permitted and as regulated in the R-6 district except dwellings as herein provided. The permitted height of buildings or structures shall be subject to the B-2 district requirements except as otherwise provided for by this chapter.

(b) Any use permitted in the B-1 and B-2 business districts, subject to the development standards of the B-3 district.

(c) Animal hospital or kennel. Any open pens or enclosures for animals shall be located at least 200 feet from any R district.

(d) Automobile service station. Bulk storage of fuel shall be underground.

(e) Automobile, truck, trailer, motorcycle or bus sales, rental and repair, including towing service and automotive body and paint shops, but not auto salvage or junk operations. All repair or storage of equipment or materials and damaged or inoperative vehicles shall be inside a completely enclosed