

Sec. K. O-I OFFICE AND INSTITUTIONAL DISTRICT

(1) Purpose and Intent. A zoning district established for activities not involving the general sale, storage, or processing of merchandise, but limited to offices, institutions and limited commercial activities. This district would normally be located in areas that are in transition from residential use to a nonresidential use, similar to the LRO district, but with slightly more intense uses. This zoning category would also serve as a buffer between residential development and commercial development.

(2) Permitted uses. Within the O-I District, the following uses are permitted, provided all activities are carried on entirely within an enclosed building and there is no outdoor storage of materials, supplies, inventory, accessories, etc.:

- (a) All uses permitted in the LRO district.
- (b) Accessory retail sales and services.
- (c) Ambulance service (maximum of two ambulances per location with no vehicle mechanical repair facilities or storage of disabled vehicles.)
- (d) Congregate personal care homes, rest homes, convalescent homes, subject to applicable State, Federal, and/or County licensing and inspection requirements, including State Fire Marshal and/or County Fire Department approval.
- (e) Retirement Communities (Continuing Care) subject to applicable State, Federal, and/or County licensing and inspection requirements, including State Fire Marshal and/or County Fire Department approval.
- (f) Funeral homes.
- (g) Hospitals.
- (h) Medical clinics.
- (i) Parking lots for vehicles.
- (j) Pharmacies, limited to 6,000 sq. ft. gross floor area.
- (k) Photographic studios.
- (l) Radio and television stations.
- (m) Research and training facilities.
- (n) Restaurant and apothecary when located within an office building.
- (o) Rooming and boarding houses.
- (p) Schools, public and private.
- (q) Veterinary clinic/hospital.

(3) Lot Size, Area, and Setback Requirements:*

*Unless otherwise specified; also subject to approval by State Environment Health.

- (a) Minimum lot size: 20,000 sq. ft. with sewer, otherwise, 40,000 sq. ft.
- (b) Minimum public road frontage: 30 feet
- (c) Minimum lot width at building line: 100 feet; 75 feet in curve/ cul-de-sac
- (d) Minimum front yard setback: 30 feet
- (e) Minimum side yard setback: 15 feet; 20 feet if abut residential; 25 feet if corner lot
- (f) Minimum rear yard setback: 25 feet; 35 feet if abut residential
- (g) Maximum building height: Three stories

(4) Off-street parking: See ARTICLE VII of this Ordinance.

(5) Required buffers: See ARTICLE VI, Sec. E. of this Ordinance.

(6) Sign regulations: See Chapter 67 of the Code of Ordinances.

Sec. L. NB NEIGHBORHOOD BUSINESS DISTRICT

(1) Purpose and Intent. The NB District is established to provide locations for limited commercial uses often located on an arterial or collector street providing convenience goods and services for residents of the service area. Areas zoned for NB should generally be located at or near the center of the neighborhood residential areas they serve.

(2) Permitted Uses. Within the NB district, the following uses are permitted provided all activities are carried on entirely within an enclosed building and there is no outdoor storage of materials, supplies, inventory, accessories, etc.:

- (a) All uses permitted within the LRO and O-I Districts.
- (b) Convenience food stores with self-service fuel sales (provided that the building shall not exceed 3,000 square feet in gross floor area) and that no automotive repairs will be done on site.
- (c) Dry cleaning pick-up establishments, self-service laundry facilities.
- (d) Neighborhood retail uses limited to ten thousand (10,000) square feet of gross area unless otherwise noted below; including uses such as:
 - 1. Antique shop.
 - 2. Agricultural produce stand.
 - 3. Bakery, beverage shop, delicatessen.
 - 4. Barber shop, beauty shop, hair salon, similar personal service establishments.
 - 5. Bookstore (but not including adult bookstore), stationery store
 - 6. Bridal shop, clothing store, shoe repair, shoe store, tailor shop, specialty shop.
 - 7. Camera shop, music store.
 - 8. China and pottery store, gift shop.
 - 9. Dance studio.
 - 10. Florist.
 - 11. Hardware store (gross floor area not to exceed fifteen thousand (15,000) square feet total with (5,000) square feet of covered outside storage.
 - 12. Jewelry store.
 - 13. Meat market/butcher shop.
 - 14. Novelty shop, variety store, toy store.
 - 15. Paint store.
 - 16. Pet grooming shop.
 - 17. Pharmacy/drug store.
 - 18. Sporting goods store.
 - 19. Indoor health/fitness centers.
 - 20. Supermarket or grocery (gross floor area not to exceed fifty thousand (50,000) square feet.
 - 21. Video store.
- (e) Non-automotive repair establishments.
- (f) Restaurants, excluding drive-in and fast food establishments.

(3) Lot Size, Area, and Setback Requirements:*

*Unless otherwise specified; also subject to approval by State Environmental Health.

- (a) Minimum lot size: 20,000 sq. ft.
- (b) Minimum public road frontage: 30 feet
- (c) Minimum lot width at building line: 100 feet; 85 feet in curve/ cul-de-sac
- (d) Minimum front yard setback: 30 feet
- (e) Minimum side yard setback: 15 feet; 25 feet if corner lot or abut residential
- (f) Minimum rear yard setback: 25 feet; 35 feet if abut residential
- (g) Maximum building height: Three stories

(4) Off-street parking: See ARTICLE VII of this Ordinance.

(5) Required buffers: See ARTICLE VI, Sec. E. of this Ordinance.

(6) Sign regulations: See ARTICLE XII of this Ordinance.

Sec. M. B-1 GENERAL BUSINESS DISTRICT

(1) Purpose and Intent. The B-1 District is composed of certain lands and structures in the County used primarily to provide for the retailing of goods and the furnishing of selected services to surrounding neighborhoods. Regulations within this district are intended to permit and encourage full development of necessary commercial use and at the same time protect nearby residential properties from possible adverse effects of such commercial activity. Any building or premises used for any of the permitted uses shall have not more than forty percent (40%) of the total floor area of the building or premises devoted to storage or industry purposes incidental to the primary use.

(2) Permitted Uses. Within the B-1 district, the following uses are permitted provided all activities are carried on entirely within an enclosed building and there is no outdoor storage of materials, supplies, inventory, equipment, accessories, etc. unless specified:

- (a) All uses permitted within the LRO, O-I, and NB Districts with no maximum square footage limit unless noted below.
- (b) Appliance stores selling predominantly at retail.
- (c) Auto parts store with no on-site repair.
- (d) Catering establishments.
- (e) Cleaning and pressing establishments for clothing; laundry pickup stations.
- (f) Colleges, business colleges, music conservatories, dancing schools, and other similar activities offering training in specific fields.
- (g) Commercial parking lots or garages.
- (h) Car wash facilities
- (i) Department stores.
- (j) Greenhouses and nurseries of a commercial nature with outside storage limited to five thousand (5,000) square feet.
- (k) Grocery, fruit, vegetable markets.
- (l) Hotels, tourist courts, motels.
- (m) Indoor health/fitness centers.
- (n) Laboratories, medical, dental, and similar activities.
- (o) Light automotive repair establishments, emissions inspection stations.
- (p) Music studios.
- (q) Newspaper offices and printing establishments.
- (r) Package stores for alcoholic beverages subject to appropriate state and local licensing requirements.
- (s) Restaurants, cafeterias, including drive-ins and fast food; commercial recreation restaurants.
- (t) Temporary uses.
- (u) Theaters.
- (v) Veterinary care and associated boarding facility provided no part of any outside structure, pen, run, enclosure, or fence for animals is located closer than fifty (50) feet to any property line.
- (w) Other similar and like retail business or service establishments.
- (x) Auto Broker Office Only; No vehicles for sale on site.

(3) Lot Size, Area, and Setback Requirements:*

*Unless otherwise specified; also subject to approval by State Environmental Health.

- (a) Minimum lot size: 20,000 sq. ft.
- (b) Minimum public road frontage: 30 feet
- (c) Minimum lot width at building line: 75 feet; 60 feet in curve / cul-de-sac
- (d) Minimum front yard setback: 40 feet
- (e) Minimum side yard setback: 10 feet; 25 feet if corner lot or if abut residential
- (f) Minimum rear yard setback: 15 feet; 40 feet if abut residential
- (g) Maximum building height: Three stories

(4) Off-street parking: See ARTICLE VII of this Ordinance.

(5) Required buffers: See ARTICLE VI, Sec. E. of this Ordinance.

(6) Sign regulations: See ARTICLE XII of this Ordinance.

Sec. N. PSC PLANNED SHOPPING CENTER DISTRICT

(1) Purpose and Intent. The PSC District is established to provide locations for retail commercial and service uses which are designed and oriented to serve several neighborhoods making up a community. Projects developed within the PSC zoning district should be done as planned, compact, unified centers. Projects developed within the PSC zoning district should usually occupy a quadrant of an intersection, with ingress and egress only from major streets or State Highways within areas delineated for commercial development on the Future Land Use Plan. Regulations within this district are intended to permit and encourage full development of necessary commercial use and at the same time protect nearby residential properties from possible adverse effects of such commercial activity. What distinguishes the PSC district from other commercial districts is the pre-coordinated aspect of the category to allow planned centers and discourage commercial sprawl.

(2) Within the PSC district, the following uses are permitted provided all activities are carried on entirely within an enclosed building and there is no outdoor storage of materials, supplies, inventory, accessories, etc.:

(a) All uses permitted within the B-1 District.

(3) Lot Size, Area, and Setback Requirements:*

*Unless otherwise specified; also subject to approval by State Environmental Health.

- (a) Minimum lot size: Five (5) acres (or out parcels of a planned developed with no minimum lot size if design and layout are consistent with overall development)
- (b) Minimum public road frontage: 100 feet
- (c) Minimum lot width at building line: 75 feet; 60 feet in curve / cul-de-sac
- (d) Minimum front yard setback: 40 feet
- (e) Minimum side yard setback: 10 feet; 25 feet if abut residential or if corner lot
- (f) Minimum rear yard setback: 15 feet; 40 feet if abut residential
- (g) Maximum building height: Three stories

(4) Off-street parking: See ARTICLE VII of this Ordinance.

(5) Required buffers: See ARTICLE VI, Sec. E. of this Ordinance.

(6) Sign regulations: See ARTICLE XII of this Ordinance.

Sec. O. B-2 HIGHWAY BUSINESS DISTRICT

(1) Purpose and Intent. The B-2 district is composed of certain lands and structures located along state and federal roads which require high visibility, locations accessible to major highways and arterials, and serve significant portions of the community. It is also the intent of this district to provide areas for business to occur which, because of their intensity, some outside storage area or hours of operation may have a significant impact on adjoining properties. Because of the nature of the businesses permitted in the B-2 district, the zoning district should be limited to property fronting on major thoroughfares and/or in large commercial nodes.

(2) Permitted Uses. Within the B-2 district, the following uses are permitted provided all activities are carried on entirely within an enclosed building and any outdoor storage of materials, supplies, inventory, accessories, etc., is within a designated area enclosed by a six (6) foot high opaque privacy fence unless otherwise stated herein.

- (a) All uses permitted in the "B-1" district.
- (b) Assembly halls.
- (c) Athletic and health clubs.
- (d) Indoor auction galleries, including furnishings and art memorabilia.
- (e) Automobile, boat, motorcycle, all-terrain (ATV) sales and service facilities.
- (f) Automobile, truck, and trailer lease and rental facilities (principal or accessory).
- (g) Automotive paint and body repair shops.
- (h) Automobile repair facilities.
- (i) Automotive upholstery shops.
- (j) Building lumber and supply establishments provided the entire storage area is enclosed within a solid wall or fence of at least six (6) feet in height.
- (k) Commercial indoor recreation uses; commercial outdoor recreation uses; indoor amusement enterprises, including bowling alleys, pool halls, or the like.
- (l) Equipment rental, sales, or service, provided the storage of equipment areas are enclosed within a solid wall or fence at least six (6) feet in height.
- (m) Exterminating facilities (insect and/or rodent).
- (n) Farm and garden supply stores; farm equipment sales and repair facilities.
- (o) Farmers markets (fully enclosed).
- (p) Film developing and printing facilities.
- (q) Full service gasoline stations provided said facility shall not be located adjacent to a residential zoning district.
- (r) Manufacture of pottery or other ceramic products, using only previous pulverized clay.
- (s) Manufacture of clocks, watches, musical instruments, and novelties.
- (t) Printing, publishing, and lithography establishments, provided that no more than fifty (50) percent of total gross floor area will be used for storage.
- (u) Telecommunications towers and antennas subject to requirements of adopted Ordinance.
- (v) Temporary uses.
- (w) Uses customarily incidental to the above uses and accessory buildings in accordance with this Ordinance.

(3) Lot Size, Area, and Setback Requirements:*

*Unless otherwise specified; also subject to approval by State Environmental Health.

- (a) Minimum lot size: 20,000 sq. ft.
- (b) Minimum public road frontage: 30 feet
- (c) Minimum lot width at building line: 100 feet; 85 feet in curve / cul-de-sac
- (d) Minimum front yard setback: 50 feet
- (e) Minimum side yard setback: 15 feet; 40 feet if abut residential; 25 feet if corner lot
- (f) Minimum rear yard setback: 15 feet; 40 feet if abut residential
- (g) Maximum building height: Four stories

(4) Off-street parking: See ARTICLE VII of this Ordinance.

(5) Required buffers: See ARTICLE VI, Sec. E. of this Ordinance.

(6) Sign regulations: See ARTICLE XII of this Ordinance.