

Sec. 2-23. B-2, Neighborhood Commercial Zoning District.

<p>A. PURPOSE: The purpose of the Neighborhood Commercial (B-2) Zoning District is to provide small attractive areas to meet the daily shopping needs of residents of the immediate neighborhood. These commercial areas should be designed and constructed so as to be architecturally compatible with the residential development in the area and to cause the least possible nuisance to nearby residential uses.</p>												
<p>B. DIMENSIONAL STANDARDS</p>												
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	—	30'	30%	75%	1 acre	150'	—	50'	20'; 30' if abutting residential district; 5' additional combined side yard required for each story over 2	30'	50'	30'
C. PERMITTED USES			D. CONDITIONAL USES			E. SPECIAL EXCEPTION USES			F. OTHER STANDARDS			
<p>1. Retail Sales and Service, Daily Needs 2. School, Public</p>			<p>1. Convenience Store, Type "B" 2. Parks and Recreation Facilities, Private 3. Parks and Recreation Facilities, Public 4. Public Facilities 5. Public Utilities 6. Telecommunication Tower or Antenna, Canouflaged 7. Wind Energy System</p>			<p>1. Outdoor Activity 2. Outdoor Storage</p>			<p>All development must comply with setback requirements: 1. Wetlands (chapter 3, article II). 2. Special corridors and buffer requirements (chapter 3, article I). 3. See conditional and special exception regulations (chapter 2, article IV).</p>			
<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>												

Sec. 2-24. B-3, Reserved.