

ARTICLE 8

B-2 Commercial - Neighborhood Convenience District

8.1. Purpose

This district is designed to provide for convenience shopping in residential neighborhoods. These uses should be located in planned centers and controlled to perform a vital service to the neighborhood and to become an integral part of it.

8.2. Permitted Uses

The following uses and structures are permitted in the B-2 District:

- a. Retail stores and shops.
- b. Personal services, including beauty and barber shops and dry cleaners.
- c. Financial institutions without drive-thru facilities.
- d. Local-serving professional and administrative offices.

8.3. Special Exception Uses

The following uses and structures are permitted in the B-2 District subject to securing a conditional use permit:

- a. Day Care Centers.
- b. Drive-thru facilities for financial institutions.
- c. Similar uses to those included in Section 8.2.

8.4. Lot Area

The minimum lot area shall be 75,000 square feet.

8.5. Minimum Lot Width

The minimum lot width at the front property line shall be 200 feet and at the required front yard 250 feet.

8.6. Maximum Development Size

The maximum size of any neighborhood convenience center shall be 25,000 square feet.

8.7. Floor Area Ratio

The maximum floor area ratio shall be 0.20.

8.8 Building Height

The maximum building height shall be two stories but in no event greater than 35 feet.

ARTICLE 8

8.9. Yard Requirements

The following minimum yard requirements shall apply in the B-2 District:

- a. Front Yard: 25 feet, except in developed areas where the front yard shall, equal the average front yard of the immediately adjacent properties.
- b. Side Yard: 15 feet.
- c. Rear Yard: 25 feet.