

## **Section 5.702 Central Business 'B-2'**

a – All types of retail sales and services excluding automobile repair garages, service stations, drive-in theaters, drive-in restaurants, and bait shops, but including and not necessarily limited to the following:

1. All types of financial institutions.
2. All types of offices and office buildings.
3. Department stores, variety stores, clothing stores, and other similar stores and shops.
4. Recreation and entertainment facilities, except drive-in theaters.
5. Theaters except as otherwise specified.
6. Restaurants and other food establishments except drive-in eating places.
7. Souvenir shops, gift shops.
8. Commercial parking lots.
9. Single family dwelling and multiple family dwelling if combined with 'B-2' Commercial use.

b – Accessory uses and buildings permitted shall include those customarily incidental to the above permitted uses.

c - There shall be no minimum area or lot width requirements within the 'B-2' zone.

d - There shall be no minimum front, side or rear yard requirements in this zone.

e - There shall be no height limitations in this zone.

f - Special development standards: where the property lines separate a business Zone from a Residential one, the same requirements for a visual and barrier separation shall be required as regulated under the sub-section 5.701, paragraph "f".

g - No off-street parking facilities are required only for retail sales and retail service establishments of less than five hundred (500) square feet of floor area within their 'B-2' zone. All similar uses of larger floor area and other structures

including public and semi-public uses and structures shall comply with the parking requirements established in Section 4.800.

h - When residential uses are mixed with other uses on the same lot business zones, the density requirements of the 'R-3' zone as stated in Section 5.603 (c) (2) shall be used to determine the number of allowable units on each lot.