

BUSINESS ZONING

B1 - Neighborhood Business District. Limited retail and service facilities convenient to residents of *abutting residential neighborhoods*.

B2 - Community Business District. Provides wider range and scale of retail, business and service uses oriented to serve *several neighborhoods*. Higher traffic loads than B1.

B3 - General Business District. Provides a wider range of retail, business and service uses serving local and *county-wide areas*. Generally located along arterial roads due to traffic impacts.

These uses are allowed on all Business-zoned properties (B1, B2 and 3):

Permitted uses are: Institutions including but not limited to community centers, day-care centers, hospitals, fire stations, houses of worship, etc.; Gyms/health clubs; Residences such as duplexes, single family dwellings; Mixed use centers; Country inns, tourist homes & resorts; Retail: agricultural retail, antique shops, galleries & museums; Convenience stores; Farmers co-ops; shopping centers; specialty shops; Business services & commercial schools; Financial, insurance & real estate services; Health services & medical clinics; Personal services except for tattoo parlors; Pet grooming; Professional services; take-out restaurants; Public utility facilities, sanitary landfills and sewage treatment plants; Rubble landfills; Sewage pumping stations.

*Allowable **Special Exception uses** in all districts are: Marinas, boat launching, storage & repair (but are Permitted Uses in B3); Cemeteries, memorial gardens & crematories; Schools, colleges & universities; Mineral extraction & processing; Mobile homes; Motor vehicle repair shops (Permitted in B2 and B3); Restaurants (Permitted in B2 and B3); Communication & broadcasting towers (Permitted in B3).*

Additional Permitted uses that are allowed on B2 and B3 (but not on B1):

Commercial amusement & recreation; tattoo parlors; Country clubs, golf clubs, tennis & swim clubs; Indoor theaters; Restaurants; Car wash; Motor vehicle filling and service stations; Motor vehicle repair shops; Housing for the Elderly; Hotels and motels; Lodging houses (conference centers allowed); Nursing homes & assisted living facilities; Auction houses (non-agricultural related); Integrated Community Shopping Centers; Liquor stores; Shoppers merchandise stores; Carpet and rug cleaning service; Kennels; Lawn & landscaping services; Small engine repair; Veterinary clinics or hospitals; Communication & broadcasting stations; Limousine services; Train stations; Creamery cold storage.

Additional Permitted uses allowed only on B3:

Adult book stores, adult entertainment centers; Golf driving ranges & miniature golf; Nightclubs, lounges, bars & taverns; Riding stables; Indoor shooting ranges, Outdoor theaters; Industrial bakeries, laboratories, printers/publishers, and ice manufacturing; Prisons; Commercial vehicle & equipment storage; Commercial vehicle construction and industrial equipment sales & service; Farm vehicles and equipment sales & service; Motor vehicle rental, leasing, sales and service; Storage of school buses; towing business & storage facility; Residences including midrise and garden apartments; Boarding home or Group home for sheltered care; Camps, retreats and RV parks; General merchandise stores; Blacksmiths; Construction services & suppliers; Corporate offices; Commercial ambulance services; Bus depots; Freight terminals; Highway maintenance facilities; Solid Waste transfer stations; taxi stands; Truck stops or terminals; Bottling plants; Industrial laundries and dry cleaning; Warehousing and wholesaling, processing and distribution; Mini-warehousing; Communication & broadcasting towers.