

B-2 Zoning:

§ 95-55.1. Highway Business B-2B Zone regulations. [Added 12-3-1992 by Ord. No. 23-1992]

- A. The Highway Business B-2B Zone is hereby established.
- B. Uses. In the Highway Business B-2B Zone, no lot shall be used, and no building shall be erected, altered or occupied for any purpose other than the following:
 - (1) Permitted uses:
 - (a) Warehouse facilities, provided that the goods or merchandise being stored is actually owned by the owner of the parcel or a bona fide tenant with a minimum leased space of 5,000 square feet, and, additionally, the goods to be stored shall be owned by said owner or tenant and shall be subject of Planning Board site plan review.
 - (b) The finishing or assembling of articles made from previously prepared or refined materials.
 - (c) The preparation and fabrication of metals and metal products or chemicals and chemical products.
 - (d) Research activities, including laboratories and structures and facilities used in connection therewith and the testing, sale or lease of articles designed and produced in such laboratories.
 - (2) Permitted accessory uses:
 - (a) Signs as permitted in § 95-100 et seq. **[Amended 10-2- 2017 by Ord. No. 13-2017]**
 - (b) Such other uses as are clearly accessory to the principal structure and use.
 - (3) Prohibited uses. Although it should be understood that any use which is not specifically permitted in Subsection B (1) of this section is hereby prohibited, the following uses and activities are specifically prohibited:
 - (a) The same as specified for the Business B-2 Zone in § 95-55B.
 - (b) Residential dwelling units.
 - (c) Sand, clay or gravel mining or other extractive processes and the commercial stripping of topsoil.

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- C. Junkyards and automobile wrecking or disassembly yards.
 - D. Tar plants, asphalt manufacturing or refining plants and concrete or bituminous concrete processing plants.
 - E. Any establishment engaged in the sale of goods or materials or storing, displaying or selling goods or materials where forklifts are utilized in areas open to the public, when open to the public, to move merchandise and/or load or unload a customer vehicle. **[Added 3-20-1997 by Ord. No. 6-1997]**
- 4) Conditional uses. The following uses are permitted only upon a showing that the use will comply with conditions and standards as contained herein:
- (a) Conditional uses shall be as follows:
 - [1] Stores, shops and markets and other retail facilities (including the warehousing of goods to be sold thereon at retail) where goods are sold at retail or where personal services are rendered, provided that all goods or products fabricated or processed incidental to such use shall be sold at retail on the premises.
 - [2] Business and professional offices, banks and fiduciary institutions.
 - [3] Restaurants.
 - [4] Mortuary or funeral homes.
 - [5] Theater, bowling alley and other similar commercial recreation, provided that their activity is carried on entirely within a building.
 - [6] Retail stack storage facilities and discount warehouse club facilities. **[Added 3-20-1997 by Ord. No. 6-1997]**
 - (b) Conditions.
 - [1] If any application for development of the site adversely affects any streets or intersections in proximity to the area directly and substantially affected by the application for development, the applicant shall pay his pro rata share of the cost

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of providing reasonable and necessary street improvements to ameliorate such adverse condition, including but not limited to providing appropriate turnarounds, road intersections and safe levels of ingress and egress to and from the site and adjacent roads.

- F. If any application for development of a site significantly increases the ingress and egress of traffic to or from a site, the Board may require the developer to provide and pay for the construction of on-site turnarounds, jughandles and ramps to safely and satisfactorily accommodate the traffic into, out of and along the site. Said turnarounds, jughandles, ramps and intersections, if constructed, shall be deeded to the state, county or local agency having jurisdiction, provided that said agency agrees to accept the same.
- G. The board having jurisdiction over any application for development shall take into consideration environmental factors, including the development's effect upon drainage, wetlands, noise, liquid and/or solid waste generation, water supply requirements, glare, fire and explosion potentials, air emissions and buffering considerations. The board having jurisdiction shall require the applicant to take such action and/or measure to comply with federal, state and/or local regulations and standards for all such factors.
- H. The Schedule of Area Requirements¹ as specified for the B-2 Zone shall apply to all applications for development in the B-2B Zone except that the minimum lot size in the B-2B Zone shall be 87,000 square feet.

5) Other provisions.

- (a) Off-street parking shall be as stipulated under § 95-55C (2).
- (b) Loading facilities shall be as specified in § 95-55C(3)(a), (b), (c) and (d).

[Amended 3-20-1997 by Ord. No. 6-1997]

1. Editor's Note: The Schedule of Area Requirements is included at the end of Article VII.

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- A. Parking shall be as specified in § 95-55C(4). **[Added 3-20-1997 by Ord. No. 6-1997]**
- B. Maximum percentage of impervious surface for all permitted and conditional uses shall be as set forth in the requirements for the B-2 Zone. **[Added 3-20-1997 by Ord. No.6-1997]**
- C. Shopping centers shall adhere to the dimensional standards of the B-2 Zone as set forth in § 95-55C(6) as set forth herein. **[Added 3-20-1997 by Ord. No. 6-1997]**