

- CODE OF THE COUNTY
Chapter 25 - ZONING
ARTICLE III. - DISTRICT REGULATIONS
DIVISION 9. BUSINESS DISTRICT, GENERAL (B-2)

DIVISION 9. BUSINESS DISTRICT, GENERAL (B-2)¹

Sec. 25-334. Purpose.

- (a) This district is created to provide locations for general business and commercial enterprise whereby the public shall require direct and frequent access, but which is not characterized by constant heavy trucking, other than for stocking and delivery of retail goods for sale at the enterprises or by any factors other than occasioned by incidental light and noise of congregation of people and passenger vehicles.
- (b) Uses in this district should be oriented to service to the entire county or substantial portions thereof, rather than toward a neighborhood focus as in the Limited Business District (B-1).
- (c) This district is limited to commercial, retail and wholesale, establishments which may have outdoor displays of products and storage, and do not manufacture their products on the premises.

(Ord. of 5-25-88)

Sec. 25-335. Permitted uses.

Within the General Business District (B-2), the following uses are permitted:

Accessory uses.

Amusement centers; game rooms, electronic games; game machines; machine arcades.

Amusement shops.

Antique refinishing.

Antique shops.

Apartments combined with business.

Apparel shops.

Art supplies.

Assembly halls.

Auction barn/auction house.

¹Editor's note(s)—The Franklin County Comprehensive Plan includes a section to guide the county on zoning applications in commercial areas. This section, entitled "Environmental, Land Use Considerations and Standards," is found on pages 9-37 through 9-38 of the originally adopted Plan of 1985.

Bakeries.
Banks, savings and loans, finance, insurance offices.
Barber shops, beauty shops.
Blacksmiths.
Boat clubs.
Bowling alleys.
Brick, block sales.
Building material sales.
Butcher shops.
Candy shops.
Car and vehicle wash operations.
Carpet cleaning.
Cemeteries, community and commercial.
Cemeteries on joint church property.
Churches.
Clubs (private).
Clubs (public).
Cold storage lockers, facilities.
Colleges.
Community centers, buildings.
Contractors' offices and facilities.
Convenience stores.
Country clubs.
Country stores.
Craft shops.
Customer meat cutting operations.
Dormitories.
Drive-in restaurants/walk-ins.
Dry cleaning and laundry.
Drug stores.
Elder care centers, homes, facilities (licensed).

Emergency services facilities—Fire, rescue.
Feed and seed stores.
Flea markets.
Food and groceries.
Funeral homes and mortuaries.
Furniture.
Garages (private) storage of personal vehicles.
Garages, for repair of automobiles, recreational vehicles, motorcycles, trucks.
Gardens (private).
Gasoline stations.
Gift shops.
Golf clubs, clubhouses.
Golf courses.
Golf courses (miniature).
Golf driving ranges.
Greenhouses and nurseries.
Hardware.
Hobby shops and toys.
Home and apartment combinations with business.
Homes for developmentally disabled.
Hospitals.
Laundromats.
Libraries.
Lodge halls.
Lodges.
Manses, church-owned dwelling units.
Marinas.
Medical clinics, not veterinary.
Milk distribution, milk and dairy products.
Mobile home sales.
Motels, hotels, tourist, and resort facilities.

Museums.
Newsstands.
Novelty shops.
Nursing homes.
Off-street parking.
Offices, professionals.
Paint contractors.
Paint stores.
Parks.
Parking facilities, commercial.
Piers, docks—Commercial.
Playgrounds.
Print shops.
Printing plants, newspapers only.
Radio and television stations.
Railroad facilities.
Recreational facilities (private).
Recreational facilities (public).
Restaurants.
Roads, streets, rights-of-way, easements.
Sales, service and repair of automobiles, trucks, recreational vehicles, motorcycles, farm equipment, garden equipment, appliances, televisions, radios, phonographs, plumbing, boats, motors (gas, electrical), mobile homes, machinery, office equipment, sewage disposal systems, tires, telephones, upholstery, watches, jewelry, construction equipment.
Senior citizens homes, centers.
Signs.
Skating rinks.
Small cell and micro-wireless facilities, subject to the requirements of section 25-128(d).
Solar Generation Facility, Small, (see section 25-148).
Sporting goods.
Stables, commercial riding.
Swim clubs.

Temporary construction facilities, subject to the requirements of section 25-129.

Temporary events, subject to the requirements of section 25-134.

Theatres, indoor.

Wayside stands.

Woodworking.

Water systems.

(Ord. of 5-25-88; Res. No. 28-09-96, 9-17-96; Res. No. 26-05-2008, 5-20-08; Ord. No. 16-12-2019 , 1-8-20; Ord. No. 20-07-2022 , 7-21-22)

Sec. 25-336. Special use permits.

The following uses shall be permitted only by special use permit approved by the board of supervisors:

Arenas.

Auditoriums.

Cabinet shops.

Carnivals, circuses, fairs and other events lasting more than ninety-six (96) hours but less than four (4) months.

Dance halls.

Day care centers, day nurseries.

Drive-in theatres.

Heating and air conditioning with associated sheet metal shop.

Heliports, airports, landing strip (intensive use), landing strip (recreational use) (See section 25-112).

Horse shows.

Kennels.

Laboratories, research facilities.

Machine shops (no presses).

Meat processing, not a slaughterhouse.

Off-site mass drainfields (See section 25-144).

Off-site water tanks, and/or water systems (See section 25-145).

Outdoor displays on business property.

Outdoor theatres.

Pool halls.

Public facilities.

Offices, storage yards.

Public garages.

Public utilities, including substations, power generation, water and sewer treatment.

Public utilities—Towers, structures.

Raceways.

Radio and television towers.

Radio and television transmission/transmitters.

Schools.

Self-service storage facility.

Shopping centers, malls, complexes.

Stables (private).

Stadiums.

Veterinary clinics, hospitals.

Wind energy facilities; small system (See section 25-128(c)).

Wind energy facilities; large system (See section 25-128(c)).

Wind energy facilities; utility scale system (See section 25-128(c)).

(Ord. of 5-25-88; Res. No. 14-05-90, 5-21-90; Res. No. 21-12-75, 12-19-95; Res. No. 26-09-99, 9-21-99; Res. No. 13-02-2002, 2-19-02; Ord. of 2-15-05(4); Res. No. 26-05-2008, 5-20-08; Res. No. 5-05-2009, 5-19-09)

Sec. 25-337. Area regulations.

Notwithstanding any definitive area requirement herein, the minimum permitted size of any commercial district or commercial lot, parcel or tract shall be subject to approval by the local department of health.

(Ord. of 5-25-88)

Sec. 25-338. Maximum height of buildings.

- (a) The maximum height of buildings in this district shall be forty (40) feet.
- (b) Belfries, cupolas, chimneys, flues, flagpoles, television antennae, radio aerials, silos and water tanks are exempted.
- (c) Any building or structure shall be constructed, erected, installed, maintained and shall be of an approved type in accordance with the provisions of the BOCA Basic Building Code, as amended, and the Fire Prevention Code.

(Ord. of 5-25-88)

Cross reference(s)—Building regulations, Ch. 5; fire prevention and protection, § 8-11 et seq.

Sec. 25-339. Minimum yard dimensions.

- (a) *Front setback.* The minimum distance from the nearest point of the house or principal structure (including porches, stoops or any accessory buildings) to the centerline of the specified right-of-way shall be equal to sixty (60) feet or thirty-five (35) feet from the edge of right-of-way, whichever is greater, for property adjacent to state primary roads and equal to fifty-five (55) feet or thirty (30) feet from the edge of right-of-way, whichever is greater for property adjacent to all other roads.
- (b) *Side setback.* No side setback is required except that no building, structure, accessory use or outdoor storage area shall be located closer than fifty (50) feet from any type of residential use or living quarters nor residential district boundary.
- (c) *Rear setback.* No rear setback is required except that no building, structure, accessory use or outdoor storage areas shall be located closer than fifty (50) feet from any type of residential use or living quarters nor residential district boundary.

(Ord. of 5-25-88)

Sec. 25-340. Maximum floor area.

Not regulated.

(Ord. of 5-25-88)

Sec. 25-341. Minimum off-street parking space.

See the regulations for minimum off-street parking spaces in sections 25-80 through 25-82.

(Ord. of 5-25-88)

Sec. 25-342. Open space requirements.

A minimum landscaped area on any lot shall not be less than one-tenth the area of the lot. This area shall be used to enhance the lot's appearance.

(Ord. of 5-25-88)

Sec. 25-343. Minimum loading space.

See the regulations for minimum loading space in section 25-85.

(Ord. of 5-25-88)

Sec. 25-344. Reserved.

Sec. 25-345. Other regulations.

Site plans are required for all uses prior to issuance of building permit and zoning permit.
(Ord. of 5-25-88)

Secs. 25-346—25-351. Reserved.