

ARTICLE 20

"B-2" BUSINESS DISTRICT

PREAMBLE:

This district has been established to provide for business and service establishments serving the needs of consumers beyond the immediate neighborhood.

SECTION 2001 PRINCIPAL PERMITTED USES

- A. Any use permitted in Section 1801. The Required Conditions of Section 2004 shall be applicable.
- B. Any commercial activity, such as those enumerated below as examples, which fulfills all the requirements of the other sections of this Article and is not listed initially as a permitted use in Articles 21 and 22 or any Industrial District.
 - 1. Antiques.
 - 2. Appliance sales and services.
 - 3. Art and school supplies.
 - 4. Automobile accessories.
 - 5. Bakeries, retail.
 - 6. Barber and beauty schools.
 - 7. Barber and beauty shops.
 - 8. Bicycle sales, rental, repair.
 - 9. Billiard rooms.
 - 10. Book stores and card shops.
 - 11. Bowling alleys.
 - 12. Bridal consultants.
 - 13. Business machines, sales and service.
 - 14. Cameras - photo supplies.
 - 15. Candy and confectionery.

16. Carpet and floor covering.
17. Catering services.
18. China, glassware.
19. Cigarettes, cigars, tobacco.
20. Clothing stores and shoes.
21. Community centers.
22. Costume rental.
23. Dairy products - retail.
24. Dancing schools.
25. Delicatessen.
26. Department stores.
27. Draperies.
28. Dressmaking, seamstress.
29. Driver training schools.
30. Drug stores.
31. Dry cleaning and laundromats (self-service).
32. Dry cleaning and laundry pick-up stations, including package dry cleaning plants.
33. Dry goods.
34. Eating places No. 1.
35. Eating places (carry-out).
36. Equipment rental services (but not including automobile, trucks and trailers).
37. Exterminating services.
38. Florists.
39. Food stores.

40. Frozen food locker.
41. Furniture and home furnishings.
42. Furniture and upholstery repair.
43. Gifts and novelties.
44. Hardware.
45. Health studios.
46. Heating, air conditioning, electrical and plumbing sales and service.
47. Hobby shops.
48. Interior decorating shops.
49. Lawn mower sales and service.
50. Leather goods, luggage.
51. Locksmiths.
52. Mail order catalogue stores.
53. Music, musical instruments.
54. Newspaper substations.
55. Newstand.
56. Office furniture and supplies.
57. Optical goods.
58. Paint, glass and wallpaper.
59. Party supply.
60. Pet sales and supplies.
61. Photo studios.
62. Radio and television sales and service.
63. Service clubs.

64. Shoe repair.
65. Sporting goods.
66. Tailor shops.
67. Taxidermists.
68. Tennis courts.
69. Tent and awning sales and service.
70. Travel bureaus and ticket offices.
71. Variety stores.
72. Watch, clock and jewelry sales and service.
73. Wig shops.
74. Window cleaning services.

SECTION 2002 ACCESSORY USES

- A. Accessory uses, buildings or other structures customarily incidental to any of the foregoing permitted uses.
- B. Temporary buildings for uses incidental to construction work, which buildings, shall be removed upon the completion or abandonment of the construction work.

SECTION 2003 CONDITIONAL USE

The following Conditional Uses subject to approval in accordance with Article 4, Section 406.

- A. Automobile service stations in accordance with Section 2004 F.

SECTION 2004 REQUIRED CONDITIONS

No zoning certificate shall be issued for a "B-2" use, until the applicant shall have certified to the Zoning Inspector that:

- A. The business activity will be conducted wholly within a completely enclosed building, except for automobile service stations in accordance with Section 2004.
- B. The business establishment shall not offer goods, service, food, beverages, or make sales directly to customers in automobiles, except for drive-through windows for pick-up or delivery and which will be provided with adequate driveway space on the premise for waiting vehicles.

- C. All business shall be of retail or service character.
- D. No manufacturing, processing, packaging, repair or treatment of goods shall be carried on, except when incidental or accessory to the performance of services or the sale of goods to the public on the premises.
- E. Exterior lighting shall be shaded wherever necessary to avoid casting direct light upon any property located in a Residential District or upon any public street.
- F. Automobile service stations shall be limited to the selling and dispensing of petroleum fuel primarily to passenger vehicles and to such accessory uses as the sale and installation of lubricants, tires, batteries, accessories and supplies, incidental washing and polishing, tune-ups and brake repair. No outdoor dismantling, wrecking or storage of automotive vehicles, parts or accessories shall be permitted. No outdoor storage or rental of trucks, trailers or passenger vehicles shall be permitted.
- G. All premises shall be furnished with all-weather hard surface walks of a material such as bituminous or portland cement concrete, asphalt, wood, tile, terrazzo or similar material, and, except for parking areas, the ground shall be planted and landscaped.
- H. Where the property lines separate a Business District from a Residential District, a visual and mechanical barrier, a minimum of six (6) feet in height, shall be provided along the common lot line, which may consist of any of the following:
 - 1. An evergreen hedge used with a chain link fence. Such hedge shall not be less than three (3) feet in height.
 - 2. A solid fence of a non-deteriorating material.
 - 3. Masonry wall.
- I. No noise from any operation conducted on the premises, either continuous or intermittent, shall violate the provisions of Article 44.
- J. No emission of toxic or noxious matter, which is injurious to human health, comfort or enjoyment of life and property or to animal or plant life shall be permitted. Where such emissions could be produced as a result of accident or equipment malfunction, adequate safeguards considered suitable for safe operation in the business involved shall be taken.
- K. The emission of smoke or other air pollutants shall not violate the standards and regulations of the Montgomery County Combined General Health District. Dust and other types of air pollution borne by the wind shall be kept to a minimum by appropriate landscaping, paving, or other acceptable means.
- L. There will be no emission of odors or odor-causing substances which can be detected without the use of instruments at or beyond the lot lines.
- M. There will be no vibrations which can be detected without the use of instruments at or beyond the

lot lines.

- N. Package dry cleaning plants shall be designed to provide service to customers in the immediate neighborhood. The number of employees working within the plant at any one time shall not exceed a total of four (4).

Cleaning or pressing equipment permitted within the plant may include any or all of the following items but the quantity or rated capacity listed herein shall be maximum. (One boiler, 15 h. p.; one cleaning machine, perchlor-ethylene-nonflammable, with air filter and dryer; two presses, one air compressor and one spotting table.)

Failure to comply with any of the Required Conditions by property owners or users will be considered a zoning violation appropriate for prosecution under the terms of this Resolution.

SECTION 2005 DEVELOPMENT STANDARDS

In addition to the provisions of Chapters VIII and IX, General Regulations and Special Regulations, the following standard for arrangement and development of land and building are required in the "B-2" Business District.

2005.01 HEIGHT REGULATIONS

No structure shall exceed forty (40) feet in height.

2005.02 LOT AREA, FRONTAGE AND YARD REQUIREMENTS

A. The following minimum requirements shall be observed:

1. Lot area - 10,000 sq ft*
2. Lot Frontage - 80 sq ft*
3. Front Yard Depth** - 25 sq ft
4. Side Yard - None, except when adjacent to a Residential or Planned Residential District. In such case the side yard shall be not less than one-fourth (1/4) of the sum of the height and depth of the structure, but in any event not less than fifteen (15) feet.
5. Rear Yard - A rear yard shall be required adjacent to a Residential Zoning District or a Planned Residential District. Such rear yards shall be not less than one-fourth (1/4) the sum of the height and width of the structure, but in no case shall be less than twenty (20) feet.

If a use is to be serviced from the rear, a yard shall be provided not less than forty (40) feet deep.

*Or such lesser lot area and frontage as will permit compliance with the Side Yard and Off-Street Parking Requirements.

**The Front Yard Depth shall be measured from the established right-of-way lines as shown on the Official Thoroughfare Plan for Montgomery County.

2005.03 MAXIMUM LOT COVERAGE

Forty (40) percent of lot area.

2005.04 MAXIMUM FLOOR AREA RATIO

0.4 - Calculated as total covered area on all floors of all buildings / area of the plot