Chapter 19. Land Use

Article 5. Zone Regulations

19-5.16. B-2A HIGHWAY BUSINESS DISTRICT.

19-5.1601. Primary intended use.

[Ord. No. 2-77, § 19-5.1601]
This zone is designed for any use as permitted in Subsection 19-5.1501.

19-5.1602. Prohibited use.

[Ord. No. 2-77, § 19-5.1602; Ord. No. 12-02, § 8]
Any use prohibited by Subsection 19-5.1502 is prohibited in the B-2A Highway Business District.

19-5.1603. Required conditions.

[Ord. No. 2-77, § 19-5.1603; Ord. No. 16-79, § 3; Ord. No. 28-8, § 5; Ord. No. 11-96, § 2; Ord. No. 19-97, § 2]
The following requirements shall be complied with in the B-2A Zone.

a. Height. No building shall exceed a height of two stories provided the building is not higher than 30 feet.

b. Front yards. There shall be a front yard setback of 115 feet. Off-street parking as regulated in Section 19-5.8 is permitted within the front yard provided no parking area is closer than 40 feet to the front street property line. There shall be a ten-foot wide sidewalk at least six inches above the parking surface between any building and a parking area used by the public.

c. Side yards. There shall be two side yards and no side yard shall be less than 20 feet. Off-street parking as regulated in Section 19-5.8 is permitted provided no parking area is closer than 10 feet to any property line, nor five feet to any building.

d. Rear yards. There shall be a rear yard of at least 50 feet unobstructed by buildings or other permanent structures provided a fence may be permitted. Off-street parking as regulated in Section 19-5.8 is permitted in the rear yard, provided no part of the parking area shall be closer than 10 feet to any property line, nor five feet to any building.

e. Landscaping. Those portions of all yards that are not used for off-street parking shall be planted and regularly maintained, as approved by the Planning Board.

f.
Nuisances. No noise, smoke, fumes, glare, dust, vibrations or odors shall be discernible beyond the lot occupied by any structure or use.

g. Special boundary line buffer area. Where a lot in the B-2A Zone abuts a residential zone boundary line, buildings shall be set back 50 feet and off-street parking and access drives shall be set back 40 feet to establish a buffer area as defined herein. Said buffer area shall be suitably landscaped as approved by the Planning Board.

Before the issuance of a building permit for any permitted use, the Planning Board shall review a site development plan of the proposed use and shall ascertain that all requirements of this article are complied with.

19-5.1604. Permitted accessory uses.

[Ord. No. 3-99, § 2]
Permitted accessory uses are established as follows:

a. The installation of wireless telecommunications antennas on existing structures subject to minor site plan approval pursuant to Subsection 19-4.1405A, and consistent with visual compatibility requirements of Subsection 19-5.727 of this chapter.

19-5.1605. Permitted conditional uses.

[Ord. No. 3-99, § 2]
Permitted conditional uses are established as follows:

a. Wireless telecommunications towers in compliance with Subsection 19-5.727a2, 3 and 4 and Subsection 19-5.1009 of this chapter.

19-5.16A. (Reserved)

[1] Editor's Note: Former Section 19-5.16A, B-2B Highway Business District, was repealed by Ord. No. 27-01.