

**6.18 B-5 SERVICE COMMERCIAL:**

- A. **Purpose and Intent:** The purpose of this district is to provide for the sale, service, handling, display, storage of materials and other activities related primarily to automotive uses, construction materials, and warehousing. Such uses are generally not compatible with retail shopping areas and tend to obstruct and interfere with the shopping function.
- B. **Permitted Principal Uses and Structures:** The following uses are permitted in existing structures (subject to the provisions of Section 9.03, Non-Conforming Structure) or in new structures, provided that the total floor area of the development site does not exceed ten thousand (10,000) square feet; there may be no outdoor storage or activity; and there may be only one (1) principal structure. However, any development within approved Planned Business Developments is exempt from the foregoing 10,000 square foot requirement. Where these conditions are not prevalent, processing under Section D, below, is required:
1. Business and Professional Services
  2. Clinic, Medical or Dental
  3. Clubs and Fraternal Organizations
  4. Construction and Home Improvement Materials and Services
  5. Convenience Store, Type "A"
  6. Funeral Home
  7. Medical Supplies and Rentals
  8. Offices, General
  9. Parks and Recreation Facilities, Public
  10. Personal Services
  11. Public Facilities
  12. Recreation Facilities, Private or Commercial, Indoor
  13. Restaurant, Type "A", "B", or "C"
  14. Retail Sales
  15. Warehouse, Business or Storage
  16. Schools, Public
- C. **Permitted Accessory Uses and Structures:**
1. Accessory uses customarily associated with, dependent on, and incidental to the permitted principal uses.
  2. Home Occupations Type "A", subject to the conditions provided in Section 2.11.
- D. **Conditional Uses:** The following uses are permitted, subject to conformance with the regulations set forth in Article III including the requirement for a Conditional Use Permit, if applicable, or as a Planned Business Development under the provisions of Section 10.05 of this Code. A Conditional Use Permit or Planned Business Development shall also be required for permitted use developments having a total floor area greater than ten thousand (10,000) square feet; or outdoor storage or other outdoor activity; or containing more than one (1) principal structure. However, any development within approved Planned Business Developments is exempt from the foregoing 10,000 square foot requirement.
1. Adult Day Care Center
  2. Assisted Living Facility (ALF), less than eighty (80) units
  3. Assisted Living Facility (ALF), more than eighty (80) units, by Conditional Use Permit
  4. Automobile and Truck Rental
  5. Automobile Dealership

6. Automobile Parking, Commercial, by Conditional Use Permit
7. Automobile Repairs, Type "A"
8. Automobile Repairs, Type B, by Conditional Use Permit
9. Automobile Sales Lot
10. Bars
11. Bowling Centers
12. Bus Passenger Terminal, by Conditional Use Permit
13. Camouflaged Antennae
14. Car Washing and Detailing
15. Child Care Facility
16. Community Residential Home, with fourteen (14) or fewer residents
17. Convenience Store, Type "B"
18. Convenience Food Store, Type "C", by Conditional Use Permit
19. Garden Center/Nursery
20. Heavy Equipment Sales and Minor Repairs (Mobile Homes, Boats, RV's, Trucks, Construction Equipment), by Conditional Use Permit
21. House of Worship, by Conditional Use Permit
22. Kennels, by Conditional Use Permit
23. Light Industrial uses, by Conditional Use Permit
24. Mini-Warehousing
25. Multi-Family Dwellings, less than one hundred (100) units
26. Multi-Family Dwellings, more than one hundred (100) units, by Conditional Use Permit
27. Outdoor Product Display, Sale and/or Storage, by Conditional Use Permit. Limited to ten percent (10%) of the floor area within the principal use. Product display or sale is further limited to products customarily in inventory within the principal use. The product display, sale or storage area shall be enclosed by an opaque fence of wall, six (6') feet high. All products stored within the enclosure shall not be visible from adjoining property or from any public right-of-way.
28. Pawn Shops, by Conditional Use Permit
29. Pet Cemeteries, by Conditional Use Permit
30. Petroleum Products Storage, by Conditional Use Permit
31. Planned Business Development
32. Planned Residential Development
33. Public Utilities, Major, by Conditional Use Permit
34. Public Utilities, Minor
35. Ranger's Residence, in conjunction with security for a public or institutional use
36. Recreation Facilities, Private or Commercial, Outdoor, by Conditional Use Permit
37. Restaurant, Type "D"
38. Schools, Private
39. Service Station
40. Shopping Center, by Conditional Use Permit

41. Skating Centers
42. Tattoo Parlor
43. Taxi Barn, by Conditional Use Permit
44. Telecommunications Towers, 300 feet or less in height
45. Telecommunications Towers, greater than 300 feet in height, by Conditional Use Permit
46. Veterinarian
47. Wine, Beer or Liquor Stores, in free-standing structures, by Conditional Use Permit