

6.21 B-8 COMMERCIAL:

- A. **Purpose and Intent:** The purpose of this district is to provide for the establishment of general commercial activities (other than automotive or heavy commercial uses) on properties that abut arterial roads. Due to the proximity of lands in the district to residential areas, these district regulations are intended to promote the preservation of natural vegetation, increase opportunities for beautification, and provide extensive buffering between non-residential and residential uses not otherwise separated from each other by a collector or arterial road. Multi-family, governmental and institutional uses are also encouraged in such corridors as a relief from extensive strip commercial development, and allowable uses are restricted to those most compatible with residential uses. When used in conjunction with the Planned Business Development Overlay District, these regulations are intended to encourage the establishment of totally planned, multi-use, community-level centers having a variety of retail, office, restaurant, recreation and institutional uses.
- 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 is no outdoor storage or activity and there is only one (1) principal structure. Where these conditions are not present, processing as a Conditional Use Permit or as a Planned Business Development, under Section 10.05 of this Code, is required:
1. Assisted Living Facility (ALF), up to eighty (80) units
 2. Business and Professional Services
 3. Clubs and Fraternal Organizations
 4. Convenience Store, Type "A"
 5. Multi-Family Dwelling Units, up to one hundred (100) Units
 6. Offices, General
 7. Parks and Recreation Facilities, Public
 8. Personal Services
 9. Public Facilities
 10. Recreation Facilities, Private or Commercial, Indoor
 11. Restaurant, Type "B"
 12. Retail Sales
- 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.
 3. Outdoor garden center and nursery materials, accessory to retail uses and subject to the standards in Section 3.32 (Garden and Nursery Centers), and limited in area to the square footage of the principal building.
- D. **Conditional Uses:** The following uses are permitted subject to compliance with the regulations set forth in Article III including the requirement for a Conditional Use Permit, if applicable. Except where otherwise noted below, a Conditional Use Permit or Planned Business Development shall also be required for permitted uses having a floor area greater than ten thousand (10,000) square feet, or having outdoor storage, or other outdoor activity, or 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), more than eighty (80) units, by Conditional Use Permit

3. Automatic Amusement Centers/Game Rooms
4. Bowling Centers
5. Camouflaged Antennae
6. Child Care Facilities
7. Clinic, Medical or Dental
8. Community Residential Home, with fourteen (14) or fewer residents
9. Convenience Store, Type "B", by Conditional Use Permit
10. Convenience Food Store, Type "C", by Conditional Use Permit
11. House of Worship, by Conditional Use Permit
12. Mini-Rental Warehouses, by Conditional Use Permit
13. Multi-Family Dwellings, in excess of one hundred (100) units, by Conditional Use Permit
14. Nursing Home
15. Planned Business Development
16. Planned Residential Development
17. Public Utilities, Major, by Conditional Use Permit
18. Public Utilities, Minor
19. Ranger's Residence, in conjunction with security for a public or institutional use
20. Recreation Facilities, Private or Commercial, Outdoor, by Conditional Use Permit
21. Restaurants, Type "A", "C", and "D", by Conditional Use Permit unless exempt there from by Paragraph 20 of this Subsection
22. Restaurants, Type "A", "C" and "D", if located within an existing unit of a shopping center for which a Final Development Order was issued prior to January 1, 1992.
23. Schools, Public or Private
24. Shopping Center, by Conditional Use Permit
25. Telecommunications Towers, 300 feet or less in height
26. Theater (or Auditorium), by Conditional Use Permit, provided that:
 - a. if there are less than five (5) viewing screens in a given complex, there shall be a minimum of three hundred (300) seats per viewing screen; or
 - b. if there are five (5) or more viewing screens in a given complex, there shall be a minimum of one hundred (100) seats per viewing screen, and an average of at least one hundred fifty (150) seats per viewing screen.