

6.22 B-9 BOULEVARD:

- A. **Purpose and Intent:** The purpose of this district is to provide for the maintenance of the character of relatively large and extensively wooded areas abutting major transportation routes. The district provides for large lot uses having setbacks adequate to preserve noticeable amounts of the natural amenities and, at the same time, provide for highly intensive and architecturally significant uses within the district compatible with the density and intensity of the surrounding uses in the corridor. The district is particularly suitable for use along major routes where it is in the interest of the public to minimize access cuts in order to promote safety and avoid traffic congestion.
- 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 does not exceed ten thousand (10,000) square feet, there is no outdoor storage or activity and there is 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 present, processing under a Conditional Use Permit or under the Planned Business Development provisions of Section 10.05 of this Code is required:
1. Business and Professional Services
 2. Clubs and Fraternal Organizations
 3. Multi-Family Dwelling Units, at ten (10) units per acre if three (3) stories or less and thirty (30) units per acre if four (4) stories or more, up to a maximum of one hundred (100) units
 4. Offices, General
 5. Parks and Recreation Facilities, Public
 6. Public Facilities
- 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 to 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 developments having a total 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. Assisted Living Facility (ALF)
 2. Camouflaged Antennae
 3. Child Care Facilities
 4. Clinic, Medical or Dental
 5. Community Residential Home, with fourteen (14) or fewer residents
 6. Contoured Golf Courses
 7. Hotels, by Conditional Use Permit
 8. House of Worship, by Conditional Use Permit
 9. Multi-Family Dwelling Units, in excess of one hundred (100) units, by Conditional Use Permit
 10. Nightclub, when they are constructed as an integral part of a hotel or motel having one hundred (100) or more rooms, with access limited to hotel or motel lobbies, and where parking is provided on the basis of one (1) additional parking space (above that required for the principal use) per six (6) seats

11. Planned Business Development, provided that retail uses not otherwise allowed in the district shall be limited to Specialty Retail Sales and Services
 12. Planned Residential Development
 13. Public Utilities, Major, by Conditional Use Permit
 14. Public Utilities, Minor
 15. Ranger's Residence, in conjunction with security for a public or institutional use
 16. Recreation Facilities, Private or Commercial, Indoor
 17. Residential Retirement/Nursing Care Facility
 18. Restaurant Type "A", having a minimum seating capacity of two hundred (200)
 19. Restaurant Type "E", by Conditional Use Permit
 20. Schools, Public or Private
 21. Specialty Retail Sales and Services, in conjunction with existing office developments in which less than two thousand (2,000) square feet of gross floor area is to be used by any single specialty retail use, and in which the total of all such uses do not exceed twenty (20%) percent of the total gross floor area of all buildings in the development.
 22. Specialty Retail Sales and Services, by Conditional Use Permit.
- E. **Non-Conforming Sites:** Existing development, or lots of record as of the effective date of this Code, that are non-conforming as to lot size, width, location of parking, or percentage of landscaping, shall be deemed to be conforming for purposes of development, expansion and continued use, provided that the expansion itself shall meet the current requirements of this Code.