

## BUSINESS DISTRICT CLASSIFICATIONS

### SECTION 22

#### B-2 (GENERAL BUSINESS) ZONE

##### 22-1 Permitted Uses:

- (a) Any use permitted in the B-1 (Neighborhood Business) Zone subject to the restrictions and regulations of the B-1 Zone.
- (b) The following uses are authorized in a B-2 (General Business) Zone:
  - (1) Stores and shops for the conducting of any retail business.
  - (2) Restaurants, cafes (including dancing and entertainment).
  - (3) Theaters, billiard or pool parlors, bowling alleys, skating rinks, or similar recreational uses or places of assembly, and establishments having less than three (3) video or electronic games or amusements on site in conjunction with another permitted use other than a use or place specialized in or characterized as being a video or electronic game room, arcade, or similarly-defined establishment except where the property line of the other permitted use lies within fifteen hundred (1,500) feet of the property line of any public or private educational institution having all or some combination of grades kindergarten through twelfth.
  - (4) Telephone offices and call centers.
  - (5) Baking, confectionery, dressmaking, dyeing, laundry, printing, tailoring, upholstering, and similar establishments, and businesses of a similar and no more objectionable character; subject to the following provisions: All goods or products manufactured or processed shall be sold on the premises. All such manufacturing and processing shall be done on the premises.
  - (6) Golf Driving ranges subject to the following:
    - (a) That the minimum size of a tract to be used as a golf driving range be ten (10) acres,
    - (b) That a one-hundred (100) foot buffer area be required between surrounding properties and the golf driving range operation.
  - (7) Public parking garages, automobile parking lots and automobile sales lots.
  - (8) Flea Markets: Goods may be displayed outside buildings during daily business operations, but goods must be stored inside buildings when daily business operations cease. Buildings utilized in conjunction with flea markets must conform to all appropriate codes. Prospective flea market license applicants must also conform with Section 3 of Augusta-Richmond County Ordinance Number 84-4.
  - (9) Mini-warehouses
  - (10) Travel Trailer Parks
  - (11) Business Parks, mixed use facilities where fifty (50) percent or more of the gross leasable area of buildings is designed for and occupied by commercial, retail, or service tenants, and the remainder is occupied by wholesale, storage, or warehouse facilities. Adequate parking pursuant to Section 4 of this Ordinance must be provided prior to the issuing of a certificate of occupancy. No materials, machinery, equipment or products may be stored outside of buildings in a business park. No loading doors

shall be visible from a public road or from any R-1 (One-family Residential) Zone. All delivery vehicles must be parked in the designated loading areas.

- (12) Video electronic game rooms or arcades. Prospective applicants for licenses to operate electronic game rooms or arcades must conform with Section 6-6-45 of the Augusta-Richmond County Code.
- (13) Automobile service stations and automobile repair garages where no body or fender repairs take place, provided that:
  - (a) All repair work and vehicle storage shall be conducted within an area enclosed on all sides by a solid wall or finished board fence not less than six (6) feet in height and maintained in good condition at all times;
  - (b) No dismantling of vehicles to obtain auto parts or other such activity shall be conducted;
  - (c) Such use shall be located at least one hundred (100) feet from any residential district or use;
  - (d) There shall be no opening in said building on any side facing a residential district or use other than a stationary window; and
  - (e) Nonconforming automobile repair garages and automobile service stations shall be made to conform with Subsections (a) & (b) of Section 22-1 (13) of this Ordinance.
- (14) Gun Shops
- (15) Pawn Shops
- (16) Funeral Homes
- (17) Car Wash
- (18) Hotel - subject to the following restrictions and regulations:
  - (a) There shall be no direct vehicular access to any guest room;
  - (b) There shall be staff or management on duty 24 hours per day seven days per week;
  - (c) Each guest room shall have a minimum of 280 square feet;
  - (d) No business license shall be issued for any business operated from any guest room; and
  - (e) No more than half of the total number of guest rooms shall have kitchenettes or any kitchen facilities.
- (19) Liquor stores.
- (20) Convenience stores.
- (21) Fence, walls: A fence, latticework screen, or wall in a required front, side or rear yard shall not exceed six (6) feet in height. Any fence, wall or landscape feature located at the corner of intersecting streets described in Section 3-6 of this Ordinance shall be subject to additional restrictions discussed in that subsection.

**22-2 Special Exceptions:** The following may be permitted in a B-2 Zone by Special Exception:

- (a) Automobile body and fender repair provided that:
  - (1) All repair work and vehicle storage shall be conducted within an area enclosed on all sides by a solid wall or finished board fence not less than six (6) feet in height; and

- (2) No dismantling of vehicles to obtain auto parts or other such activity shall be conducted; and
- (3) Such use shall be located at least one hundred (100) feet from any residential district or use.
- (b) **DELETED.**
- (c) Collection of materials for recycling subject to the following restrictions:
  - (1) No volume reduction or physical or chemical alteration of collected materials may be conducted; and
  - (2) All materials upon collection shall be expeditiously placed inside a building, truck trailer, or other enclosure. No collected materials may be stored outside such an enclosure at the end of the normal business day.
- (d) Hotel, Extended Stay - subject to the following restrictions and regulations:
  - 1) There shall be no direct vehicular access to any guest room;
  - 2) There shall be staff or management on duty 24 hours per day seven days per week;
  - 3) Each guest room shall have a minimum of 280 square feet;
  - 4) No business license shall be issued for any business operated from any guest room;
  - 5) No outside storage or permanent parking of equipment or vehicles shall be permitted;
  - 6) No buildings constructed under this section may be converted to or used as apartments or condominiums; and
  - 7) A preliminary plan shall be submitted showing the proposed layout of buildings, ingress/egress, buffers and landscaping, amenities, and the density of development. This preliminary plan shall be a consideration in granting the Special Exception.
- (e) Motel, Extended Stay - subject to the following restrictions and regulations:
  - 1) **DELETED.**
  - 2) There shall be staff or management on duty 24 hours per day seven days per week;
  - 3) Each guest room shall have a minimum of 280 square feet;
  - 4) No business license shall be issued for any business operated from any guest room;
  - 5) A preliminary plan shall be submitted showing the proposed layout of buildings, ingress/egress, buffers and landscaping, amenities, and the density of development. This preliminary plan shall be a consideration in granting the Special Exception;
  - 6) No vehicle storage or permanent parking of equipment or vehicles shall be permitted; and
  - 7) No buildings constructed under this section may be converted to or used as apartments or condominiums.
- (f) Business parks - as defined in Section 22-1 (11) where thirty (30) percent or more of the gross leasable area of buildings is designed for and occupied by commercial, retail, or service tenants, and the remainder is occupied by wholesale, storage, or warehouse facilities.

**22-3 The maximum height** of a professional or commercial building or structure in the B-2 Zone shall not exceed one hundred sixty-five (165) feet.