

TABLE 13 REGIONAL BUSINESS DISTRICT USES

Regional Business District, RB	
Permitted Uses	Special Land Uses
All uses permitted by right in General Business, GB	Institutions: Human Care
Archery/Pistol Ranges	Outdoor Sales not listed as permitted by right
Automobile and Truck Rental Terminals	Outdoor Wood Fired Heaters
Banquet Facility	Planned Unit Developments
Body Shops	Public Utility Buildings
Combination of other permitted uses	Battery Energy Storage System, Small Off-Site
Contractors, Landscaping	Battery Energy Storage System, Small Off-Site
Farm Implement Sales	Wireless Communication Facility
Golf Driving Range, Miniature Golf	Drive-In Uses
Lumber/Home Improvement Yards	Automobile (Car) Wash
Manufactured Home Sales	
Mini Storage/Self Storage	
Nurseries (plants)	
Recreation, Indoor	
Recreation, Outdoor	
Recreational Vehicle (RV) Sales and Service	
Research and Production of Technical Equipment	
Restaurants	
Retail Business	
Taverns	
Theater	
Towing Operations	
Vehicle Repair (Auto Service Center)	
Warehousing and Processing Facilities for Air and Ground Package Delivery	
Recreational Vehicle Parking	
Battery Energy Storage System, On Site	

TABLE 11 NEIGHBORHOOD BUSINESS DISTRICT USES

Neighborhood Business District, NB	
Permitted Uses	Special Land Uses
Accessory Uses	Business Schools
Offices	Senior Housing
Battery Energy Storage System, On Site	Childcare Organizations

ADDITIONAL REGULATIONS IN THE NEIGHBORHOOD BUSINESS DISTRICT:

- All uses must be offices accessible generally by appointment only.
- Retail sales are prohibited.
- Regular hours of operation are limited to between 6am and 9pm.
- No outside activity is permitted on a temporary or permanent basis with the exception of those normally conducted at senior housing facilities and child care organizations. Examples of prohibited activity are using the parking lot for seasonal sales, holding health fairs or similar activity.
- Required buffering is at the determination of the Planning Commission at the time of site plan review.

TABLE 12 GENERAL BUSINESS DISTRICT USES

General Business District, GB	
Permitted Uses	Special Land Uses
All uses permitted by right in VC	Archery/Pistol Ranges
Banquet Facility	Automobile (Car) Wash
Combination of other permitted uses	Farm Implement Sales (See Outdoor Sales in SUP)
Gas Stations (Automobile Service Stations)	Golf Driving Range, Miniature Golf
Vehicle Repair (Auto Service Center)	Institutions: Human Care, Rehabilitation
Wholesale Business	Lumber/Home Improvement Yards (See Outdoor Sales in SUP)
Wholesale Food Distributors	Mini Storage/Self Storage
Battery Energy Storage System, On Site	Outdoor Wood Fired Heaters
	Planned Unit Developments
	Public Utility Buildings
	Recreational Vehicle (RV) Sales and Service
	Temporary Outdoor Uses
	Vehicle Sales (See Outdoor Sales in SUP)
	Wireless Communication Facility
	Drive-In Uses
	Battery Energy Storage System, Small Off-Site
	Battery Energy Storage System, Small Off-Site

TABLE 10 VILLAGE CENTER DISTRICT USES

Village Center District, VC	
Permitted Uses	Special Land Uses
Accessory uses	Apartment House
Banquet Facility	Drive-in Uses
Bed and Breakfasts	Institutions: Human Care
Business Schools	Planned Unit Developments
Combination of other permitted uses	Restaurants, Drive-In
Funeral Homes	State Licensed Residential Care Facilities for 7-20 people
Institutions: Cultural, Educational, Religious, Social	Temporary Outdoor Uses
Dry cleaner, laundry	Vehicle Repair
Motels/Hotels	Wireless Communication Facilities
Offices	Automobile (Car) Wash
Personal Service Establishments	
Public Service Installations	
Public Utility Buildings	
Restaurants	
Retail Business	
Taverns	
Theaters	
Senior Housing	
State Licensed Residential Care Facilities for 1-6 people	
Recreation, Indoor	
Childcare Organizations	
Battery Energy Storage System, On Site	

Notes: APPEARANCE STANDARDS

The following standards are intended to apply design principles to commercial buildings in the VC Village Center District. These standards are established to emphasize the importance of the design of the building site, including structures, plantings, signs, street hardware and other objects observed by the public. These standards are to be applied to new construction as well as additions or modifications to existing buildings which exceed fifty (50%) percent of the floor area or fifty (50%) percent of the exterior wall surface area of the existing building, whichever is less. Site plans shall indicate factors necessary to evaluate appearance. Evaluation of the appearance of a project shall be based on the quality of its design and relationship to surroundings.

x. FACTORS FOR EVALUATION

The following factors and characteristics which affect the appearance of a development will govern the evaluation of a design submission: