

## ARTICLE 9. - B-2 GENERAL BUSINESS DISTRICT

### Sec. 9-1. - Statement of intent.

This district is established in order to permit the location of retail establishments necessary for the health, safety, general welfare and economic development of the town.

### Sec. 9-2. - Uses permitted.

Structures to be erected or land to be used shall be for one of the following uses:

- a. Automobile service station.
- b. Billboards or poster panels.
- c. Boat sales.
- d. Building materials sales yard, not including concrete mixing.
- e. Contractors shop and storage yard.
- f. Department stores.
- g. Drive-in establishments.
- h. Farm implement and machinery sales, service, rental and repair.
- i. Feed and seed sales.
- j. Funeral homes and mortuaries.
- k. Health clubs.
- l. Hotels, motels, motor courts and tourist homes.
- m. Laboratories.
- n. Liquor stores.
- o. Office-warehouses when the warehouse area does not exceed 10,000 square feet and there is not outside storage.
- p. Mobile home, modular home, motor home and travel trailer sales, new and used.
- q. Motor vehicle sales, service, rental, repair and accessory stores.
- r. Professional offices.
- s. Public utility service buildings, including facilities for construction or repair, or the service or storage of utility materials or equipment.
- t. Recreation establishments.
- u. Supermarkets.
- v. Theaters.

- w. Toy stores.
- x. Truck terminals.
- y. Uses permitted in the convenience business district (B-1).
- z. Variety stores.
- aa. Veterinary hospitals, clinics and boarding kennels.

Sec. 9-3. - Accessory uses permitted.

- a. Accessory uses as allowed and permitted in the convenience business district (B-1).
- b. Other accessory uses, not otherwise prohibited, customarily accessory and incidental to any permitted use.
- c. Roof mounted solar panels and/or solar array systems of 100 kW or less are permitted by right, and with zoning permit issued by the Town of Kenbridge.
- d. Solar panels and/or solar arrays not mounted on a roof of a primary residence, dwelling or building of a business with a conditional use permit.

(Ord. of 5-21-2019)

Sec. 9-4. - Required conditions.

- a. In any general business district (B-2), the parking, driveway and loading facilities shall be distant at least 15 feet from the established right-of-way line and the buildings and structures at least 30 feet from such line except on rights-of-way of 80 feet or greater, the buildings and structures need to be back only 25 feet from the established or proposed right-of-way (see section 12-5).
- b. Goods may be produced for retail sale on premises, provided not more than 15 persons are engaged in such production.
- c. All buildings adjacent to residential districts shall observe side and rear yards of 20 and 30 feet, respectively. Also, one foot shall be added to each yard for each three feet that the building height adjacent thereto exceeds 40 feet or three stories, whichever is less, except that where the yards are adjacent to a railroad siding, no yard shall be required.