

**Section 1111. “B-2” General Commercial Districts:**

**District Intent:** The purpose of this District is to provide locations for large and County-wide businesses. Those businesses which generate larger traffic volumes are appropriately located in this district.

(a) **Permitted Uses:**

Extermination, Pest Control, Fumigation, Septic Tank Pumping, Furnace Cleaning and Well Drilling Services.  
Vehicle Sales and Support Center.  
Design and Building Services.  
Health and Support Services.  
Lifetime Learning.  
Service Stations.  
Restaurants.  
Motels, Hotels.  
Tourists Homes.  
Entertainment Facilities.  
Retail Business.  
Personal Services.  
Offices, Banks, and Financial Institutions.  
Professional Offices.  
Radio Stations and Television Studios or Offices.  
Garages for Service (excluding storing junked vehicles outdoors)  
Drive –in Commercial Uses (not including theaters).  
Mortuaries and Monument Sales.  
Animal hospitals, clinics, or kennels.  
Commercial greenhouses, and plant nurseries.  
Golf-driving ranges and miniature golf, golf courses.  
Public Utilities.  
Mobile Home, Utility Building, and Trailer Sales Lots.  
Business Services.  
Billiard or Pool Rooms.  
Commercial Recreation.  
Lodges or Clubs.  
(Delete Taverns Revised – 8/2/05).  
Customary Accessory Buildings and Uses incidental to the above Permitted Uses.

(b) **Conditional Uses:** The following Uses may be permitted in this district on a conditional basis upon approval by the County Commission, after recommendation by the Planning Commission:

Radio and Television Transmission, Antennas and Towers.  
Taxi Stands.

Bus Stations.  
 Auctions.  
 Offstreet Parking Lot/ Garage.  
 Adult Uses.  
 Lumber Yards.  
 Tire Retreading and Recapping.  
 Food Processing.  
 Research and Testing Facilities.  
 Printing, Lithographing or Publishing Plants.  
 Amusement Parks.  
 Feed and Grain, Sales and Storage.  
 Wholesale Businesses.  
 Equipment Sales and Repair.  
 Truck Terminals.  
 Cleaning, Laundry and Dry Cleaning Plants.  
 Drive In Theaters.  
 Machine Shops.  
 Taverns. (Revised – 8/2/05)  
 Shopping Centers.  
 Mini Warehouse(s). (Revised 8/1/00)  
 Churches (add as a Conditional Use) (Revised – 10/14/14)  
 Waste Water treatment Plant and Land Application System (/revised – 10/14/14)  
 Customary Accessory Buildings and Uses incidental to any approved Conditional Uses. (Revised 3/3/98)

(c) **Lot and Building Requirements:**

Minimum Lot Area	30,000 Square Feet
Minimum Lot Width at Building Line	150 Feet
Minimum Front Setback	75 Feet
Minimum Rear Setback	50 Feet
Minimum Side Setback, Road	35 Feet
Minimum Side Setback, Interior	30 Feet
Maximum Building Height	35 Feet
(Revised 2/9/99)	

(d) **Special Site Requirements:**

- (i) Maximum percent of gross land to be covered 60%  
(Revised 3/3/98)
- (ii) Minimum open space required 25%
- (iii) Lots which currently have frontage along the southbound portion of US 17 from the Richmond Hill City Limits to Bryce Street, served by Public Sewer and Water, not serviced by a through

Access Road shall have the following Lot and Building Requirements:

Minimum Lot Area	17,500 Square Feet
Minimum Lot width at Building Line	95 Feet
Minimum front yard setback from road	
Right-of-way	50 Feet
Minimum side yard setback from Property line	15 Feet
Minimum rear yard setback from Property line	15 Feet

(Revised – 3/13/12)