

ZONING CODE

40 Attachment 10

Village of Harristown

Schedule of Zone Regulations

B-2 Community Business

[Amended 7-26-2021 by Ord. No. 21-2; at time of adoption of Code (see Ch. 1, Art. I, Div. I)]

Permitted Uses

This district shall specifically permit retail stores, offices and service establishments. It is designed to function as the central business district of the community and uses shall include all uses found in the B-1 Zone, plus:

Hardware stores

Banks, financial institutions, drive-up bank windows

Entertainment facilities and commercial recreational facilities

Post offices

Automobile parking lots

Automobile sales (indoor or outdoor lot)

Hotels and motels

Cultural facilities

Service industries such as dry cleaning, laundries

Bakeries

Bus terminals

Similar intensive commercial activities not specifically prohibited, nor allowed as special uses and below ground storage of fuels for accessory, vehicle fleet uses

Conditional Uses

The following conditional uses may be permitted in specific situations in accordance with the procedures outlined in Chapters 10 and 40 as appropriate:

Adult-use cannabis dispensing organization

Special Uses

The following uses may be permitted as special uses after a public hearing and a finding by the Board that such uses are necessary and desirable in a particular location:

Funeral parlors

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- Drive-in establishments
- Outdoor sale lots
- Animal hospitals
- Churches
- Wholesale establishment
- Warehousing
- Automotive service centers
- Light manufacturing
- Kennels
- Automotive body and paint shops
- Car washes
- Dwelling units

Special Zone Restrictions

The following are conditions where special restrictions shall apply to the uses allowed in the zone:

- Truck terminals
- Contractor yards
- Bottling plants
- Open storage lots
- Fuel based storage

Meatpacking and manufacturing operations shall be excluded from this district

Further, unless permitted by special permit operations which tend to cause pedestrian vehicular conflicts, such as:

- Drive-in establishments

Off-street parking requirements may be waived in the central business zone if on-street parking is permitted.

Kennels must be located at least 300 feet from any residential district.

Below-ground storage of fuels is permitted only when in conformance with all applicable fire and safety codes.