

Comparison of Marion County Land Development Code Section 4.2.18 – *Community Business (B-2)* and Section 4.2.20 - *Regional Business (B-4)* Uses and Standards

December 31, 2024

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ZONING	COMMUNITY BUSINESS (B-2)	REGIONAL BUSINESS (B-4)
Intent		
	The Community Business classification provides for the shopping and limited service needs of several neighborhoods, a community, or a substantial land area. Retail stores are intended to include general merchandise, fashion, durable goods, and personal services. All commercial activity involving retail sales or rentals shall take place in a completely enclosed building.	The Community Business classification provides for the shopping and limited service needs of several neighborhoods, a community, or a substantial land area. Retail stores are intended to include general merchandise, fashion, durable goods, and personal services. All commercial activity involving retail sales or rentals shall take place in a completely enclosed building.
Permitted Uses		
	• (including all the permitted uses in B-1) • Advertising specialties • Air-conditioning, heating, ventilation equipment sales, service, repair • Automobile parts, new • Automobile rental • Automobile repair, no paint or body work • Bar, alcohol sales • Bicycle sales, rentals • Boats, marine motors sales, service • Bowling Alley • Church, Places of Worship • Employment office • Food catering • Game arcade, coin-operated • Garden supply • Golf cart, LSV sales • Gun shop • Hotel, motel • Household appliance, furnishings, sales, repair • Lawn mowers, power, sales, repair • Marina • Model home sales lot, model home complex • Nightclub • Office furniture, equipment, sales, service • Package liquor store • Paint and wallpaper • Parking garage, public • Poolroom • Post Office, privately owned, leased • Recreation building • Recreational vehicle rental	• (including all the permitted uses in B-1 & B-2): • Agricultural chemical, fertilizer sales, including application companies • Agricultural farm equipment, tools, implements, machinery, lease, sales, new, used, retail, wholesale, repair • Auction houses, excluding animals • Automobile paint, body shop • Automobile, truck sales, lease, new, used • Awning sales • Blacksmith, farrier shops • Bottled gas, refilling of cylinders • Bottling plant (non-alcoholic beverages) • Bus terminal • Farm, utility storage structures, sheds manufacturing, sales, retail, wholesale, installation • Glass, mirror shop • Horse trailers, farm wagons, manufacturing, sales, and repair • Kennel • Linen supply • Manufactured home, model home complex • Manufactured homes • Medical transport service • Mortuary • Motorcycle sales, service • Parking of commercial vehicles in excess of 16,000 lbs. not used by permitted business • Pawnshop • Pest control agency, supplies

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	• Restaurant, including fast food, drive through • Seafood shop • Stores, drug • Tattoo, body-piercing parlor • Taxidermist • Theater	• Plant nursery, landscape contractor's yards, retail, wholesale • Railroad terminal • Recreational vehicle sales • Refrigerating equipment, commercial, repair • Repair, detailing of motor vehicles, recreational vehicles, or trailers • Shooting facility, enclosed • Sign shop, painting • Skating ring • Trailers, sales, lease, new, used, repair • Upholstery shop, including repair • Veterinary office, supplies •
Special Uses		
	• Automobile, truck sales, new, used • Automobile paint and body shop • Bakery, industrial, commercial • Bottling plant (non-alcoholic beverages) • Cemetery, crematory, mausoleum • Construction or contractor yard • Garbage transfer station • Gas, bottled, refill cylinders • Gas meter facility and supply lines, high pressure (except where such permits are pre-empted by state or federal regulations) • Horses or cattle, not a sales operation (See special lot area and number requirements in Sec. 4.2.6.F) • Lumberyards, building material sales • Motorcycle sales, service • Parking of commercial vehicles in excess of 16,000 lbs. not used by permitted business • Pawnshop • Pest control agency, supplies • Plant nursery wholesale • Produce, outside building • Recreational vehicle sales • Sewage treatment plants (inflow exceeding 5,000 gallons per day) • Sprayfields (or other type of effluent disposal area when application rate exceeds 5,000 gallons per day, if allowed by law) • Storage warehouses	• Auction houses, excluding those for animals • Automobile, parts used • Bakery, industrial, commercial • Cemetery, crematory, mausoleum • Construction or contractor yard • Flea market, new and used merchandise, inside, outside • Garbage transfer station • Gas meter facility and supply lines, high pressure (except where such permits are pre-empted by State or • Horses or cattle, not a sales operation. (See special lot area and number requirements in Sec. 4.2.6.F) • Kennel • Lumberyards and building material sales • Monuments or memorials, retail • Produce, outside building • Redemption, recycle center • Research, testing lab • Sewage treatment plants with an inflow exceeding 5,000 gallons per day • Shops performing custom work-electrical, plumbing, sheet metal, motor vehicle custom bodywork • Sports arena • Sprayfields or other type of effluent disposal area when application rate exceeds 5,000 gallons per day, if allowed by law • Storage warehouses

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	- Swimming pool supplies - Trailers, sales, and service - Used merchandise, outside building, including flea market - Utility company service yards - Water wellfields	- Swimming pool supplies - Utility company service yards - Water wellfields
Development Standards		
Maximum Density:	1 dwelling unit per shop or store	1 dwelling unit per shop or store
Minimum Lot Area:	None	None
Minimum Lot Width:	None	None
Maximum Building Height:	50 feet	50 feet
Maximum Floor Ratio:	1.0	1.0
Setbacks		
Minimum Front Setback:	40 feet (65 feet w/gas pump)	40 feet (65 feet w/gas pump)
Minimum Rear Setback:	25 feet	25 feet
Minimum Side Setback:	10 feet (65 feet w/gas pump)	10 feet (65 feet w/gas pump)
Accessory Structures:	8 feet, except for gas pumps or islands require a 25 feet setback; gas pump canopies may protrude 10 feet into a required setback.	gas pumps or islands require a 25 feet setback; gas pump canopies may protrude 10 feet into a required setback.
Special Requirements		
	(1) All commercial activities involving retail sales or rentals shall take place in a completely enclosed building. Restaurant, garden center, plant nursery, boat, golf cart, LSV, bicycle and lawnmower sales, rentals, and displays may take place outside, if any lawnmowers, golf carts, LSVs and bicycles being displayed outside are stored inside the sales building after business hours.	All uses allowed in this zoning classification shall be located within an enclosed structure with the following exceptions: (a) All outdoor activities and outdoor storage of materials, components, and finished goods shall be located in side or rear yard areas and shall be fenced and buffered from view from surrounding properties. (b) Temporary storage or parking of motor vehicles, recreational vehicles, trailers, farm tractors and equipment, which are for, inventory or in for repair shall be located in side or rear yard areas where they are buffered from view from adjacent properties. The temporary parking of commercial vehicles in truck stop facilities or public parking lots or facilities.

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		(c) Within commercially zoned districts, unless otherwise noted the listed uses shall mean the sale of finished products or units.
	(2) Screening of Activities. Areas used for parking of commercial vehicles, or storage of vehicles, or outdoor storage or uses shall be screened, buffered or fences in such a manner as to screen said areas from view from access streets, freeways and incompatible adjacent properties. Such screening shall form a complete opaque screen up to a point eight feet in vertical height. Items for outside storage that are not for display for retail or rental purposes shall be located in the side or rear yard area and shall be subject to the buffering requirements below, and the additional requirements of Section 6.8.6 .	
	(3) Within commercially zoned classifications, unless otherwise noted the listed uses shall mean the sale of finished products or units.	
Buffering Requirements		
Adjoining Use	Buffer Type	Buffer Type
AG	D	D
SFR	B	B
MF	B	B
COM	-	-
IND	E	E
PUB	C	C
ROW	C	C