

# HIGHWAY BUSINESS – B-2



## Non-Residential and Mixed Use District

Adoption Date: March 18, 2015

Amended Date: March 20, 2024

Print Date: August 26, 2025

### Purpose:

The B-2 district accommodates a range of large- and small-scale office, retail, commercial service, restaurant, and lodging uses. Development within this district is served by public sanitary sewer and water services. This district is intended for mapping (i) along major highway corridors; (ii) outside of the Village’s neighborhood areas; and (iii) in areas planned for commercial uses within the Comprehensive Plan. (Predecessor district: B-2 Community Retail and Service)

### Permitted Uses:

#### Primary Uses:

- Mixed Use Dwelling Unit
- Community Garden
- Passive Outdoor Public Recreation
- Active Outdoor Public Recreation
- Indoor Institutional-General
- Public Service or Utility
- Office
- Personal or Professional Service
- Artisan Studio
- Group Day Care Center
- Indoor Sales or Service
- Outdoor Display
- Indoor Repair and Maintenance
- Drive-in or Drive-through Sales or Service
- Indoor Commercial Entertainment
- Commercial Animal Establishment
- Commercial Indoor Lodging
- Micro-beverage Production Facility

#### Accessory Uses:

- Detached Accessory Structure (non-residential use)
- Detached Accessory Structure (residential use)
- Family Day Care Home (4-8 children)
- Company Cafeteria
- Company Provided On-site Amenities
- Outdoor Display Incidental to Indoor Sales or Service
- Small Exterior Communication Device
- Home Occupation
- Large Exterior Communication Device
- Geothermal Energy System
- Small Wind Energy System
- Small Solar Energy System
- Private Lake (pond)
- Donation Drop-off Box or Vending Machine
- In-Home Suite

### Conditional Uses:

#### Primary Uses:

- Agricultural-Related Use
- Indoor Institutional-Intensive
- Outdoor Institutional
- Institutional Residential
- Community Living Arrangement (9-16 residents)
- Community Living Arrangement (16+ residents)
- Outdoor and Vehicle Repair and Maintenance
- Outdoor Commercial Entertainment
- Bed and Breakfast
- Boarding House
- Large Retail and Commercial Service Development
- Off-site Parking
- Communications Tower

#### Accessory Uses:

- Accessory Dwelling Unit
- Animal Fancier
- Intermediate Child Care Home (9-15 Children)
- Outdoor Alcohol Area
- Vehicle Course or Track
- Residential Business

### Temporary Uses:

- Temporary Outdoor Sales
- Outdoor Assembly or Special Event
- Contractor’s Project Office
- Contractor’s On-site Equipment Storage Facility
- Relocatable Building
- On-site Real Estate Sales Office
- Seasonal Outdoor Sales of Farm Products
- Temporary Portable Storage Container
- Temporary Shelter
- Temporary Sales by Mobile Food Vendors
- Temporary Asphalt, Batch or Concrete, Stone Crushing and/or Processing Operations\*

\* Within the Village, operations cannot exceed 6 months, unless extended up to 1 year but conditional use. Within the ETZ, operations shall be approved through conditional grant only. See Section 94.4.10(14)1. for more details.

### Definitions:

**Permitted Use:** Land uses listed as permitted uses are permitted by right, subject to all applicable requirements of this Chapter and all other applicable regulations.

**Conditional Use:** Land uses listed as conditional uses are allowed only with a conditional use permit, subject to all applicable requirements of this Chapter and all other applicable regulations.

**Temporary Use:** Temporary land uses are allowed on a temporary basis subject to temporary use approval requirements in Section 94.13.07.

**Unlisted Use:** Authorization may be granted by the Zoning Administrator. Please see Section 94.3.02(3) for more details.

### Dimensions and Density Standards:

Minimum Lot Size	Minimum Lot Width (ft)	Minimum Public Street Frontage (ft)	Minimum Landscape Surface Ratio (LSR)	Max Floor Area Ratio (FAR) <sup>a</sup>
20,000 ft <sup>2</sup>	80	40	20%	0.5

(a) Does not include structured parking or underground parking.

(b) Parcel size in the RM district to be calculated based on gross acreage, including roads and navigable waters within the deeded parcel. Each such parcel meets the 20-acre minimum, even if net acreage is less than 20 acres following the removal of roads and navigable waters, if such removal does not reduce the gross acreage by greater than 15% for corner parcels or 10% for all other parcels.

Minimum Setbacks (ft) <sup>b</sup>						Minimum Principal Building Separation (ft)	Maximum Building Height			
Principal Building			Detached Accessory Building <sup>a</sup>	Pavement <sup>d</sup>			Principal Building		Accessory Building	
Front and Street Side <sup>a</sup>	Interior Side	Rear		Interior Side and Rear <sup>a,d</sup>	Interior Side or Rear		Front or Street <sup>a</sup>	Feet	Floors	Feet
30	12	20	6	10	15	10	45	3	20	1

(a) Along any second street side yard, the minimum building setback shall instead be the minimum interior side yard setback. Also, see Section 94.4.09(1) for standards related to detached accessory buildings located within front yard areas, minimum separation requirements associated with detached accessory structures, and other standards associated with detached accessory structures.

(b) Additional setbacks may be required along zoning district boundaries for bufferyards, if required for a particular land use in Article 4 or Section 94.11.02(3)(d). No interior side lot line setback for zero lot line structures.

(c) Includes all gravel and hard surfaces as defined in Section 94.17.04. This setback does not apply to intrusions for driveway and pedestrian way entrances from street; driveways, pedestrian ways, and parking lots that are shared or provide cross-access between lots; or any land inside of a fenced yard area in an industrial district.

(d) Minimum front and street side setbacks for accessory structures (excluding fences) are the same as the minimum front and street side setbacks for the principal structure. Minimum interior side and rear setbacks for pergolas, treehouses, and similar minor recreational structures as determined by the Zoning Administrator shall be the same as applicable to minimum hard or gravel surfaces.

### Signs:

On Building	Freestanding	Maximum Number of Signs
Type: Wall Sign, Awning or Projecting  ONE sf of sign per linear foot of exterior wall length on that wall.	Type: Monument or Pylon  Max Area: 64 ft <sup>2</sup> (200 ft <sup>2</sup> within 660ft of State Highway 29 or Interstate)  Max Height: 20 ft (40ft <sup>2</sup> within 660ft of State Highway 29 or Interstate)	TWO On-Building signs per signable wall per business.  ONE pylon or monument sign per lot; 2 for lots with more than one street frontage where each frontage is at least 200 ft.

**Note:** If any discrepancies between this document and Chapter 94: Zoning Ordinance of the Village of Weston occur, then the language of Zoning Ordinance shall prevail. This document is non-binding and designed for convenience of use only. All information shall be corroborated with Zoning Ordinance, Zoning Administrator or Designee.

