

SECTION IX
B - BUSINESS DISTRICT

9.1 DECLARATION OF INTENT - BUSINESS ZONE DISTRICT

The purpose of the Business District is to provide areas designed for retail shopping convenience of persons residing in the County as well as from more distant places. The Business District is designated to provide a wide range of commercial uses. There may be some emphasis upon wholesale and business services. Light manufacturing and some types of processing are also permitted.

USES PERMITTED

- (1) Single -family dwellings;
- (2) Multiple-family dwellings;
- (3) Boarding and rooming houses, rest homes, and bed and breakfasts (any bed and breakfast, rooming house or boarding house that wishes to have over five (5) total bedrooms, must be constructed or modified to meet R-1 requirements of the current County Building Code);
- (4) Hotels, motels, lodges, resort cabins, and conference facilities including accessory business within the principal buildings;
- (5) Schools, churches and hospitals;
- (6) Medical and dental offices and clinics;
- (7) Parks and playgrounds;
- (8) Small Wind Energy System thirty five (35) feet in height and below that comply with the provisions contained within Section 11.8 (10);
- (9) Accessory uses and structures as defined in Section XIII;
- (10) Outdoor recreational areas provided all such uses retain natural environmental conditions, do not involve the storage of equipment outside of a building and are not obnoxious, offensive or objectionable because of excessive noise, odors, dust or vibration;
- (11) Any general commercial activity, retail or wholesale, including but not limited to the following:
 - Antique Shops
 - Bakeries
 - Banks
 - Barber and Beauty Shops
 - Bottling Works
 - Clothing Stores
 - Construction Businesses, Heavy Equipment Storage Area and Earth-Moving Businesses
 - Dairies
 - Drug Stores
 - Eating and Drinking Establishments
 - Florists
 - Furniture Repair and Sales
 - Commercial Nurseries and Retail Greenhouses
 - Grocery Stores
 - Home Improvement Stores
 - Light Manufacturing
 - Mini-Storage Warehouse Facilities
 - Personal Service Shops
 - Retail and Rental Stores
 - Theatres, Indoor
 - Warehouse Facilities

Provided that all previous listed uses do not allow objectionable or obnoxious amounts of noise, odor, dust, smoke, vibration or other similar causes to be disseminated outside the "B" – Business District.

- (12) Reservoirs and dams engineered to contain one hundred (100) acre feet of water or less;
- (13) Water diversion structures, ditches and pipeline structures engineered to convey fifteen (15) cubic feet of water per second of time or less;
- (14) Small Wind Energy Systems thirty five (35) feet in height and below that comply with the provisions contained within section 11.8 (10);
- (15) Telecommunications infrastructure thirty five (35) feet in height and below that comply with the provisions contained within Section 11.8 (7) as well as those systems deemed rooftop designs. All applicable building permit requirements apply.
- (16) Short Term Rental subject to an Administrative Permit (aka Short Term Rental Permit) and the term, conditions, and requirements of Section 14.8, Short Term Rental.

USES PERMITTED BY SPECIAL REVIEW

- (1) Commercial camping;
- (2) Private Camping
- (3) Mobile Home Parks;
- (4) Reservoirs and dams engineered to contain more than one hundred (100) acre feet of water;
- (5) Water diversion structures, ditches and pipeline structures engineered to convey more than fifteen (15) cubic feet of water per second of time;
- (6) Public utility facilities, excluding business offices and repair facilities;
- (7) Facilities for a trans-basin diversion;
- (8) Commercial outdoor recreational areas and accessory facilities;
- (9) Gasoline stations;
- (10) Automotive repair facilities;
- (11) Cleaning and dyeing shops;
- (12) Automobile sales;
- (13) Marinas;
- (14) Small Wind Energy System above thirty five (35) feet in height and/or more than one (1) small wind energy system on any single parcel of land;
- (15) Telecommunications infrastructure above thirty five (35) feet in height and not deemed a rooftop design;
- (16) Adult Oriented Uses

9.2	MINIMUM AREA OF LOT	one (1) acre
9.3	MINIMUM LOT WIDTH	50 feet
9.4	MINIMUM FRONT YARD	30 feet
9.5	MINIMUM SIDE YARD	0 feet
	(Except when adjacent to residential use, public rights-of-way, and/or when roof drainage is to side yard)	10 feet
9.6	MINIMUM REAR YARD	10 feet
9.7	MAXIMUM HEIGHT OF BUILDINGS	35 feet
9.8	WATER QUALITY SETBACK	Setback from the edge of a water body shall be a minimum of 30 feet.