

## ARTICLE 16. BUSINESS, GENERAL, DISTRICT B-1

### Sec. 15-241 Statement of intent

This district is intended for general business activities such as retail, retail service, office, and office/warehouse, to which the public requires direct and frequent access. The manufacture, compounding, processing, or treatment of products is prohibited, unless it is clearly incidental and essential to a use permitted by right, and unless the products are customarily sold at retail on the premises. This district is typically designated on the comprehensive plan as commercial, flexible, office, or prime economic development areas.

### Sec. 15-242 Uses and structures permitted by right (P) or by conditional use permit (CUP)

	Principal Uses and Structures	P or CUP
General – Commercial and office	Adult business in accordance with Sec. 15-283.A	CUP
	Animal boarding; kennel-commercial, kennel-private	CUP
	Auction house	P
	Automobile repair	CUP
	Automobile sales or rental; motor vehicle, watercraft, motorcycle, and commercial and industrial truck sales; service of these vehicle types within an enclosed building	CUP
	Barber shop; beauty shop	P
	Bed and breakfast	P
	Bicycle sales and repair shop	P
	Carwash (primary or accessory use)	CUP
	Convenience store	P
	Dance school; music or martial arts instruction	P
	Drive-thru in accordance with Sec. 15-283.D	P
	Drycleaner; laundromat	P
	Farm equipment sales and services	CUP
	Financial institution; bank	P
	Funeral home	P
	Gas station	P
	Hotel; motel	P
	Medical clinic	P
	Office, professional; office, medical	P
Packing and mailing services	P	
Personal services	P	
Pharmacy; drugstore	P	
Recreation vehicle, motor home, travel trailer, and camper sales	CUP	

	<b>Principal Uses and Structures</b>	<b>P or CUP</b>
	Repair services such as computers, home appliance, and television repair	P
	Retail store	P
	Self-storage, mini-warehouse facility	CUP
	Shopping center in accordance with Section 15-283.G	P
	Studio and shop for artists, teachers, and other craftsman, with floor area not exceeding 3,000 square feet	P
	Temporary trailer in accordance with Sec. 15-287	P
	Veterinary hospital	CUP
Food/ Beverage	Bakery	P
	Bar; nightclub	CUP
	Brewpub	P
	Brewery; distillery	P
	Catering; meal delivery	P
	Farm stand; other food vendor	P
	Farmers market	P
	Restaurant, including drive-thrus in accordance with Sec. 15-283.D	P
Recreation	Club; lodge	P
	Golf course; golf driving range; miniature golf course; country club; similar recreation	P
	Gun club with indoor shooting range	CUP
	Recreation facility, indoor, including billiard, bowling alley, skating rink, swimming pool, tennis court, electronic video game room, bingo hall, archery range, and similar forms of public amusement	CUP
	Theater, indoor	P
	Theater, outdoor	CUP
Public/Institutional	Adult day care center	CUP
	Broadcasting studio	CUP
	Child care center in accordance with Sec. 15-283.C	P
	College; university	P
	Convention hall; conference center	P
	Fire and rescue station	P
	Government services	P
	Hospital	CUP
	Library	P

	<b>Principal Uses and Structures</b>	<b>P or CUP</b>
	Nursing home; assisted living facility	P
	Park and ride lot	P
	School	CUP
	Worship uses	P
Light Industrial	Lumber, building, fencing and landscaping supply and equipment, in accordance with Sec. 15-283.B	P
	Machinery sales and service	P
	Petroleum storage	CUP
	Plumbing and electrical supply (with storage under cover)	P
	Wholesale warehouse	CUP
Utilities	Gas transmission line; compressor station; measurement station; regulator station	CUP
	Small cell facility in accordance with Sec. 15-288.A	P
	Telecommunication tower; radio tower; both in accordance with Sec. 15-288.B	CUP
	Utility distribution facility, public, and all accompanying appurtenances and structures	P
	Utility generating station; transmission substation; transmission line, other than normal distribution facility	CUP

## Sec. 15-243 District standards

### Principal Structure

<b>General Requirements</b>	
Minimum lot area for those served by public water and sewer	None
Maximum floor area ratio (FAR)	0.4
<b>Minimum Yard Setbacks (measured from property line)</b>	
Front yard	55 ft.
Side yard	
Adjacent to a business, office, or industrial district	10 ft.
Adjacent to any other district with landscaping in accordance with Sec. 15-375	30 ft.
Corner lot	20 ft.
Rear yard	
Adjacent to a business, office, or industrial district	10 ft.
Adjacent to any other district with landscaping in accordance with Sec. 15-375	30 ft.
<b>Maximum Height*</b>	
Structures	35 ft.

Maximum height for business structures may be increased up to 60 feet from grade provided that there are two side yards for each permitted use, and each side yard is 10 feet or more, plus one foot of side yard for each additional foot of building height over 35 feet.

\*Exceptions to the height requirement include: Church spires, belfries, cupolas, monuments, water towers, chimneys, flues, flagpoles, television antennas and radio aerials. Parapet walls may rise up to six feet above the finished roof surface.

### Accessory Structure

Minimum Yard Setbacks (measured from property line)	
Front Yard	55 ft.
Side Yard	5 ft.
Side Yard Corner Lot	20 ft.
Rear Yard	5 ft.
Maximum Height*	
Accessory structure	Less than main building height
Accessory structure within 10 ft. of lot line	15 ft.
*Exceptions to the height requirement include: Church spires, belfries, cupolas, monuments, water towers, chimneys, flues, flagpoles, television antennas and radio aerials. Parapet walls may rise up to six feet above the finished roof surface.	

Secs. 15-244 through 15-250. Reserved.