

ZONING

B-2 zoning includes all of B-1.

Sec. M. B-1 General Business District.

(1) Purpose and intent. The B-1 district is composed of certain lands and structures in the county used primarily to provide for the retailing of goods and the furnishing of selected services to surrounding neighborhoods. Regulations within this district are intended to permit and encourage full development of necessary commercial use and at the same time protect nearby residential properties from possible adverse effects of such commercial activity. Any building or premises used for any of the permitted uses shall have not more than 40 percent of the total floor area of the building or premises devoted to storage or industry purposes incidental to the primary use.

(2) Permitted uses. Within the B-1 district, the following uses are permitted provided all activities are carried on entirely within an enclosed building and there is no outdoor storage of materials, supplies, inventory, equipment, accessories, etc. unless specified:

(a) All uses permitted within the LRO, O-I, and NB districts with no maximum square footage limit unless noted below.

(b) Appliance stores selling predominantly at retail.

(c) Auto parts store with no on-site repair.

(d) Catering establishments.

(e) Cleaning and pressing establishments for clothing; laundry pickup stations.

(f) Colleges, business colleges, music conservatories, dancing schools, and other similar activities offering training in specific fields.

(g) Commercial parking lots or garages.

(h) Car wash facilities

(i) Department stores.

(j) Greenhouses and nurseries of a commercial nature with outside storage limited to 5,000 square feet.

(k) Grocery, fruit, vegetable markets.

(l) Hotels, tourist courts, motels.

(m) Indoor health/fitness centers.

(n) Laboratories, medical, dental, and similar activities.

(o) Light automotive repair establishments, emissions inspection stations.

(p) Music studios.

(q) Newspaper offices and printing establishments.

(r) Package stores for alcoholic beverages subject to appropriate state and local licensing requirements.

(s) Restaurants, cafeterias, including drive-ins and fast food; commercial recreation restaurants.

(t) Temporary uses.

(u) Theaters.

(v) Veterinary care and associated boarding facility provided no part of any outside structure, pen, run, enclosure, or fence for animals is located closer than 50 feet to any property line.

(w) Other similar and like retail business or service establishments.

(3) Lot size, area, and setback requirements: *

***Unless otherwise specified; also subject to approval by state environmental health.**

(a) Minimum lot size: 20,000 square feet

(b) Minimum public road frontage: 30 feet

(c) Minimum lot width at building line: 75 feet; 60 feet in curve/cul-de-sac

(d) Minimum front yard setback: 40 feet

(e) Minimum side yard setback: Ten feet; 25 feet if corner lot or if abut residential

(f) Minimum rear yard setback: 15 feet; 40 feet if abut residential

(g) Maximum building height: Three stories

(4) Off-street parking: See article VII of this ordinance.

(5) Required buffers: See article VI, sec. E. of this ordinance.

(6) Sign regulations: See article XII of this ordinance.

Sec. O. B-2 Highway Business District.

(1) Purpose and intent. The B-2 district is composed of certain lands and structures located along state and federal roads which require high visibility, locations accessible to major highways and arterials, and serve significant portions of the community. It is also the intent of this district to provide areas for business to occur which, because of their intensity, some outside storage area or hours of operation may have a significant impact on adjoining properties. Because of the nature of the businesses permitted in the B-2 district, the zoning district should be limited to property fronting on major thoroughfares and/or in large commercial nodes.

(2) Permitted uses. Within the B-2 district, the following uses are permitted provided all activities are carried on entirely within an enclosed building and any outdoor storage of materials, supplies, inventory, accessories, etc., is within a designated area enclosed by a six foot high opaque privacy fence unless otherwise stated herein.

(a) All uses permitted in the "B-1" district.

(b) Assembly halls.

(c) Athletic and health clubs.

(d) Indoor auction galleries, including furnishings and art memorabilia.

(e) Automobile, boat, motorcycle, all-terrain (ATV) sales and service facilities.

(f) Automobile, truck, and trailer lease and rental facilities (principal or accessory).

(g) Automotive paint and body repair shops.

(h) Automobile repair facilities.

(i) Automotive upholstery shops.

(j) Building lumber and supply establishments provided the entire storage area is enclosed within a solid wall or fence of at least six feet in height.

(k) Commercial indoor recreation uses; commercial outdoor recreation uses; indoor amusement enterprises, including bowling alleys, pool halls, or the like.

(l) Equipment rental, sales, or service, provided the storage of equipment areas are enclosed within a solid wall or fence at least six feet in height.

(m) Exterminating facilities (insect and/or rodent).

(n) Farm and garden supply stores; farm equipment sales and repair facilities.

(o) Farmers markets (fully enclosed).

(p) Film developing and printing facilities.

(q) Full service gasoline stations provided said facility shall not be located adjacent to a residential zoning district.

(r) Manufacture of pottery or other ceramic products, using only previous pulverized clay.

(s) Manufacture of clocks, watches, musical instruments, and novelties.

(t) Printing, publishing, and lithography establishments, provided that no more than 50 percent of total gross floor area will be used for storage.

(u) Telecommunications towers and antennas subject to requirements of adopted ordinance.

(v) Temporary uses.

(w) Uses customarily incidental to the above uses and accessory buildings in accordance with this ordinance.

(3) Lot size, area, and setback requirements: *

***Unless otherwise specified; also subject to approval by state environmental health.**

(a) Minimum lot size: 20,000 square feet

(b) Minimum public road frontage: 30 feet

(c) Minimum lot width at building line: 100 feet; 85 feet in curve/cul-de-sac

(d) Minimum front yard setback: 50 feet

(e) Minimum side yard setback: 15 feet; 40 feet if abut residential 25 feet if corner lot

(f) Minimum rear yard setback: 15 feet; 40 feet if abut residential

(g) Maximum building height: Four stories

(4) Off-street parking: See article VII of this ordinance.

(5) Required buffers: See article VI, sec. E. of this ordinance.

(6) Sign regulations: See article XII of this ordinance.