

CHAPTER 10 (B1) COMMERCIAL BUSINESS DISTRICT

Designated to provide for business and service establishments serving the needs of the county as well as the entire region.

ARTICLE 10A PRINCIPAL PERMITTED USES

A. Cultural; Educational; Entertainment; Recreational; Assembly

1. Clubs and lodges; libraries and museums; Educational facilities.
2. Commercial recreational facilities; Theaters
3. Parks, Playgrounds and Athletic fields; gymnasium or Athletic Club.
4. Assembly Hall, Churches and other places of worship.

B. Agricultural

1. Medical Cannabis Growing, processing and dispensing, Garden stores, greenhouses/nurseries, florist, hardware stores, general stores, feed and grain stores
2. Farm implement sales, service, rental and repair provided that service/repair operations are conducted within an enclosed area and all outdoor dismantling, wrecking or storage of equipment, parts or accessories shall be screened.

C. Manufacturing

1. Baked Goods, Arts or crafts.
2. Printing and Publishing.
3. Sign Fabrication or painting.
4. Assembly of professional, scientific, or control instruments, electrical appliances.
5. Light manufacturing facility which is emission free.

D. Utilities, Transportation, Communication

1. Public Utilities; Radio/Television broadcasting stations/studios.
2. Bus Garage or Terminal; Rail or Truck Terminal; Taxi/Limousine service;

E. Retail, Wholesale, Service

1. Auto Fueling Stations/Electric Charging Stations.
2. Automotive, truck, manufactured home, boat/marine and machinery sales, service, rental and repair establishments, provided that, service and repair operations are conducted within an enclosed building and all outdoor dismantling, wrecking or storage of automotive vehicles, parts or accessories shall be screened.
3. Automobile service stations provided that service and repair operations are conducted within an enclosed building and no outdoor storage of wrecked vehicles, parts or accessories shall be permitted. Auto Fueling Stations are a permitted use in a (B1)/Business/Commercial Zone with underground storage tanks and a cumulative maximum of 2000 gallons of above ground storage of all types of fuels. Applicants will still be subject to all other state agencies and codes.
4. Appliance stores; Retail stores; Variety shops; Department Stores; Shopping centers.
5. Banks/Financial institutions; Office buildings.
6. Bar and grills; alcoholic beverage establishments; Restaurants; Grocery Stores; Delicatessens; Meat markets & Food-trucks.
7. Barber and beauty shops; Bridal consultants; Catering services; Costume shops; Tailoring; Laundromats and dry cleaning.
8. Business machines sales and service; Office furniture/supplies.
9. Carpet and floor covering; Draperies, furniture, paint, glass and wallpaper stores; Interior decorating shops; Upholstery repair.
10. Convenience Stores.
11. Heating/air condition, electrical/plumbing sales; Hardware store.
12. Hospitals, medical and dental clinics, nursing homes, rest homes, convalescent homes, life care retirement homes; Group residential facility.
13. Veterinarian offices provided that:
 - a. Offices shall be housed in a completely enclosed insulated building; and
 - b. No raising, breeding and boarding of animals except for the confinement of animals under emergency treatment.
14. Pet Stores in a completely enclosed insulated building.

15. Hotels and motels and their customary facilities.
16. Mortuaries and crematoriums.
17. Firearm sales, Firearm accessory sales, Firearm manufacturing.
18. Mini Storage Units

F. Government

1. Publicly owned and operated buildings and facilities.

G. Accessory Use

1. Accessory buildings and uses and other structures customarily incidental to a principal permitted use.

H. Similar Use

1. Other business uses which, in the opinion of the Planning Commission, are of the same general character as the uses enumerated in this chapter and will not be obnoxious or detrimental to the district.

ARTICLE 10B CONDITIONAL USES

Conditional Uses must be approved by the Board of Zoning Appeals.

A. Residential

1. Rooming houses, Multi Family dwelling, Two (2) units or more: Townhouses, Condominiums, Apartments.

2. Single family Dwelling, including manufactured home.

3. Manufactured Home Park, Campgrounds & RV Parks

B. Billboard Signs.

C. Any development not listed as a principal permitted use.

D. Setback Variance

E. Above Ground Bulk storage of fuels in excess of 2000 cumulative gallons. Note: Safety Setbacks must be approved by State Fire Marshall and a copy of the plan review certificate must accompany conditional use permit application.

F. Commercial Kennels, Animal Hospitals and Riding Academies. Consideration should be given to distances from property lines, soundproofing of structures, privacy fencing and the number of animals on the property and any other factors that may be relevant.

G. Vape/Smoke Shops meeting the following: (1) Locations must be 5,280 feet (distance to be measured in a straight line from the nearest property lines) from another Vape/Smoke Shop, Public or Private School or Daycare Center. (2) Total Signage for the establishment shall not exceed 32 square feet. (3) Shall not display any depictions or images of marijuana or marijuana paraphernalia. (4) shall not display any flashing or moving lights. (5) All signage must be presented at the public hearing. (6) Abandonment of the use on a premise or property for a period of (30) consecutive days, has ceased or discontinued will surrender any Conditional Use Permit or Grandfather situation. Regardless of the intent of the user.

ARTICLE 10C REQUIRED CONDITIONS

No improvement location permit shall be issued for a B-1 use until the applicant shall have certified to the office of Planning and Zoning that:

A. The business activity shall be conducted wholly within a completely enclosed building except automotive service stations, drive-in restaurants and open-air recreational facilities.

B. All premises shall be furnished with all weather hard surface walks of a material such as bituminous or concrete, wood or similar material; and except for parking areas, the grounds shall be planted and landscaped.

C. Where the property lines separate a business district from a (R2) Residential District or a (R1) Rural District, a visual and mechanical barrier a minimum of six (6) feet in height shall be provided and located immediately inside the common parcel line.

D. Swimming pools and the area used by the bathers shall be walled or fenced to prevent uncontrolled access. Said fence or wall shall not be less than six (6) feet in height and maintained in good condition.

ARTICLE 10D AREA REGULATIONS

A. Minimum Parcel Size - 7,500 square feet, except residential dwellings shall meet the requirements of Chapter 8, Article 8D.

B. Parcel Coverage - Not more than sixty (60) per cent of the area of the parcel may be covered by buildings or structures.

C. Minimum Structure - Width - 20 feet, Depth - 20 feet. exclusive of overhang.

D. Maximum height - 50 feet. Structures with heights between Fifty-One (51) feet and Seventy-Five (75) will be permitted with specific side yard and rear yard setbacks. (See Table Below)

E. Minimum parcel frontage - 80 feet.

F. Minimum setback requirements: Measured from property line to main wall.

1. Front or Street(S) Setback (See Table Below)

2. Side property line for structures 50 foot tall or less- Ten (10) feet, except when adjoining a (R2) Residential or (R1) Rural District, a side yard of at least fifty (50) feet is required. Side property line for structures between 51 to 75 foot tall- Twenty (20) feet, except when adjoining a (R2) Residential or (R1) Rural District, a side yard of at least Three Hundred (300) feet is required.

3. Rear property line for structures 50 foot or less - Twenty-five (25) feet. If a use is to be serviced from the rear, the setback shall be provided not less than forty (40) feet deep. Rear property line for structures 50 foot tall or less that adjoin a (R2) Residential or (R1) Rural District, require at least fifty (50) foot setback. The rear setback from the property line for structures between 51 to 75 foot tall that adjoin a (R2) Residential or (R1) Rural District, require at least a Three Hundred (300) foot setback.

4. Accessory Building - Ten (10) feet, except when adjoining a (R2) Residential or (R1) Rural District, setback shall be Twenty-five (25) feet from the adjoining property line(s).

G. Meet all applicable General Regulations; Sign Regulations; Off-Street Parking and Loading Requirements; Storm Water Management requirements.

Height/Setback Table

Zone to Zone	Height of Structure 50 Foot Tall or Less	Height of Structure 51 to 75 Feet Tall
Side Yard B1 to B1 Zone	10 Feet	20 Feet
Rear Yard B1 to B1 Zone	25 Feet	25 Feet
Side Yard B1 to I1 Zone	10 Feet	20 Feet
Rear Yard B1 To I1 Zone	25 Feet	25 Feet
Side Yard B1 to R1 or R2 Zone	50 Feet	300 Feet
Rear Yard B1 to R1 or R2 Zone	20 feet	300 Feet
Front or Street(S) Setback	25 feet	100 Feet