

ARTICLE VIII. BUSINESS DISTRICT B-1

Sec. 66-236. Statement of intent.

The purpose of the B-1 business district is to create locations in the county for the provision of nonintensive commercial services to agricultural and residential areas. Traffic and parking congestion is held to a minimum to protect and preserve property values in the surrounding residential area. The commercial uses permitted shall include such activities as are necessary for the normal operation of a household. (Amdmt. No. 90-3, 4-18-90)

Sec. 66-237. Acceptable uses.

In business district B-1, structures to be erected or land to be used shall be for one or more of the following:

- (1) Retail stores and shops, and service establishments, including restaurants. (Amdmt. No. 90-3, 4-18-90; Ord. No. 00-3, 8-1-00)
- (2) Electronic and home appliance sales and service. (Amdmt. No. 90-3, 4-18-90)
- (3) Theaters, meeting and assembly halls. (Amdmt. No. 90-3, 4-18-90; Ord. No. 00-3, 8-1-00)
- (4) Hotels, motels. (Amdmt. No. 90-3, 4-18-90)
- (5) Professional offices. (Amdmt. No. 90-3, 4-18-90)
- (6) Churches. (Amdmt. No. 90-3, 4-18-90)
- (7) Libraries. (Amdmt. No. 90-3, 4-18-90)
- (8) Service station, with repair under cover. (Amdmt. No. 90-3, 4-18-90; Amdmt. No. O-09-3, 5-19-09)
- (9) Clubs and lodges. (Amdmt. No. 90-3, 4-18-90)
- (10) Banks, financial offices. (Amdmt. No. 90-3, 4-18-90)
- (11) Coin laundries. (Amdmt. No. 90-3, 4-18-90)
- (12) Public utilities and facilities. (Amdmt. No. 90-3, 4-18-90; Amdmt. No. 98-1, 4-21-98; Amdmt. No. O-99-11, 9-7-99)
- (13) Funeral homes and mortuaries. (Amdmt. No. 90-3, 4-18-90)
- (14) Business and trade schools, music and art schools. (Amdmt. No. 90-3, 4-18-90)
- (15) Carwashes. (Amdmt. No. 90-3, 4-18-90)
- (16) Off-street parking for rental to the general public. (See article XXIII of this chapter for regulations.) (Amdmt. No. 90-3, 4-18-90; Amdmt. No. 99-1, 4-6-99)
- (17) Child care centers. (Amdmt. No. 90-3, 4-18-90)
- (18) Garden centers/plant nurseries. (Amdmt. No. 90-3, 4-18-90)
- (19) Preschools. (Amdmt. No. 92-5, 7-15-92)
- (20) Public safety facilities serving the neighborhood, such as fire and rescue stations. (Amdmt. No. 93-4, 8-17-93)

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- (21) Commercial transmitter towers, minor facilities. (See article XXII of this chapter for regulations.) (Amdmt. No. 98-1, 4-21-98)
 - (22) Auction houses. (Amdmt. No. 98-1, 4-21-98)
 - (23) Health club gyms. (Amdmt. No. 98-1, 4-21-98)
 - (24) Public water and sewer systems. (Amdmt. No. O-99-11, 9-7-99)
 - (25) Accessory uses as defined; however, garages or other accessory structures, such as carports, porches, and stoops, attached to the main building shall be considered part of the main building. No accessory building may be closer than five feet to any side or rear property line. No accessory building may be located within the main structure's front setback. (Amdmt. No. O-02-8, 10-1-02)
 - (26) Museums and cultural facilities. (Amdmt. No. O-09-2, 1-21-09)
 - (27) Automobile repair service or shop, minor. (Amdmt. No. O-09-3, 5-19-09)
 - (28) Convenience store. (Amdmt. No. O-09-3, 5-19-09)
 - (29) Storage facilities. (Amdmt. No. O-09-3, 5-19-09)
 - (30) Solar generation facilities, small. (Amdmt. No. O-21-10, 8-3-21)

Sec. 66-238. Uses permitted by special exception.

In the B-1 business district, uses permitted by special exception shall be commercial transmitter towers, intermediate and major facilities. (See article XXII of this chapter for regulations.) (Amdmt. No. 98-1, 4-21-98)

Sec. 66-239. Uses permitted by special use permit.

In the B-1 business district, uses permitted by special use permit shall be as follows:

- (1) Hospitals and nursing homes. (Amdmt. No. 89-2, 4-12-89)
- (2) Single-family dwellings, modular homes, mobile homes, or manufactured homes, provided that they meet the minimum lot area, setback, frontage, yard regulations, and provisions for corner lots noted in the R-2 district. (Amdmt. No. 92-4, 7-2-92; Ord. No. 00-3, 8-1-00; Amdmt. No. O-02-8, 10-1-02)
- (3) Nightclub, bar or tavern. (Amdmt. No. O-09-3, 5-19-09)
- (4) Assisted living facility, life care facility. (Amdmt. No. O-09-3, 5-19-09)
- (5) Solar generation facilities, agricultural. (Amdmt. No. O-21-10, 8-3-21)

Sec. 66-240. Minimum lot areas.

In the B-1 business district, the minimum lot area is none, except for uses utilizing individual sewage disposal systems. The required area for any such use shall be approved by the health official. The zoning administrator may require a greater area if considered necessary by the health official. (Amdmt. No. 90-3, 4-18-90; Amdmt. No. O-02-8, 10-1-02)

Sec. 66-241. Front yard setbacks.

In the B-1 business district, buildings shall be located 25 feet or more from any street or road right-of-way, which is 50 feet or greater in width, or 50 feet or more from the centerline of any street or road right-of-way less

than 50 feet in width, except that signs advertising the sale or rental of premises may be erected up to the property line. This shall be known as the setback line. (Amdmt. No. 90-3, 4-18-90; Amdmt. No. O-02-8, 10-1-02)

Sec. 66-242. Yard setbacks.

- (a) *Side yard.* In the B-1 business district, no side yards are required, except the minimum side yard setback adjoining or adjacent to a residential or agricultural district shall be ten feet. (Amdmt. No. 90-3, 4-18-90; Amdmt. No. O-02-8, 10-1-02)
- (b) *Rear yard.* Each main building or use shall have a minimum rear yard setback of ten feet. (Amdmt. No. 90-3, 4-18-90; Amdmt. No. O-02-8, 10-1-02)
- (c) *Distance between structures.* Where more than one main structure or use is permitted on the same lot, there shall be a minimum of ten feet separation between building or use and shall meet the required minimum setbacks for the front, side, and rear yards for a B-1 zone district. (Amdmt. No. O-02-8, 10-1-02)

Sec. 66-243. Buffering and screening.

A minimum of ten feet of buffering and screening shall be used to plant or design specifications of the zoning administrator on all subsequent rezoning to business district B-1 for side yards adjacent to a residential district. (Amdmt. No. 90-3, 4-18-90)

Sec. 66-244. Corner lot setbacks.

In the B-1 business district, the side yard setback on the side facing an improved side street shall be equal to the front setback for the district in which the lot is located. (Amdmt. No. 92-5, 7-15-92; Amdmt. No. O-02-8, 10-1-02)

Secs. 66-245—66-270. Reserved.