

ARTICLE 15 - B-1 NEIGHBORHOOD BUSINESS DISTRICT

15.01 PURPOSE.

The intent of the B-1 Neighborhood Business District is to reserve certain land areas for convenience, commercial or personal services and certain types of business and professional uses. These areas will constitute concentrations of neighborhood business uses located in convenient and close relationship to areas of surrounding development.

15.02 PRINCIPAL PERMITTED USES.

15.0201 Any retail and/or service uses including, but not limited to, grocery or other food stores, drugstores, barber shops, garden stores, beauty salons, bakery shops, dry cleaning and laundry pick-up stations, laundromats, professional offices and the like, supplying commodities or performing services primarily for the residents of the neighborhood in which they are located.

15.0202 Restaurants, not including drive-in or drive-through restaurants.

15.0203 Bars.

15.0205 Financial institutions, and automated teller machines (ATM), when it is a part of the principal structure, not including drive-in or drive-through facilities.

15.0206 Nursery Schools and Child Care Facilities.

15.0207 Any other local convenience retail and/or service establishment which is determined by the Board to be of the same general character as the above permitted uses; but not including those uses which are permitted in the B-2 District, or any uses which are prohibited in the B-2 District.

15.03 ACCESSORY USES.

15.0301 A private garage or parking area subject to the provisions specified in Article 23.

15.0302 Sign requirements subject to the provisions specified in Article 23.02.

15.0303 Temporary buildings for uses incidental to construction work shall be removed upon completion or abandonment of the construction work.

15.0304 Any other accessory use and structure, not otherwise prohibited, customarily accessory and incidental to a permitted principal use.

15.04 CONDITIONAL USES REQUIRING BOARD APPROVAL (SUBJECT TO THE REQUIREMENTS SET FORTH IN SECTIONS 23.03, 23.04 & 23.06 OF THIS RESOLUTION).

15.0401 Residential dwelling units if a part of a principal building.

15.0402 Bed and Breakfast.

15.05 REQUIRED CONDITIONS.

15.0501 The maximum building size on the ground floor shall be fifteen thousand (15,000) square feet in any B-1 District.

15.0502 All business, service or processing and materials used in the business shall be conducted and stored wholly within a completely enclosed building except for off-street automobile parking and off-street loading.

15.0503 In any B-1 District, no more than ten (10) percent of the parking shall be located in the front yard.

15.0504 Goods for sale shall consist primarily of new merchandise, antiques excepted

15.0505 All products produced on the premises, whether primary or incidental, shall be sold at retail primarily on the premises where produced.

15.0506 Process and equipment employed and goods processed or sold shall be limited to those which are not objectionable by reason of odor, dust, smoke, cinders, gas, fumes, noises, vibration, refuse matter or water-carried waste.

15.0507 A landscaped buffer shall be provided and maintained along all side and rear lot lines which are adjacent to any R-District or recorded residential subdivision. Where the parcel width is greater than 100 feet, the buffer shall be 20 feet wide and 8 feet high. Where the parcel width is 100 feet or less, the buffer shall be 10 (ten) feet wide and 6 (six) feet high.

15.0508 Dumpsters/Trash Containers. Dumpsters and trash containers shall not be visible from any residentially zoned property, any residential subdivision or any parcel containing a dwelling other than a farm dwelling. All dumpsters and trash containers must be completely screened by a solid fence or wall no less than six (6) feet or more than eight (8) feet in height. All dumpsters and trash container enclosures shall be constructed of the same materials used on the majority of the principal structure. The side of the enclosure used for access shall have a minimum opening width of ten (10) feet.

- 15.0509 A four (4) foot concrete sidewalk shall be constructed for all portions of a parcel which adjoins a public street for new construction, or remodeling which exceeds fifty (50) percent of the appraised value of the structure, and the parcel is within one-thousand (1,000) feet of an existing public sidewalk. Sidewalk shall be constructed within the public right-of-way.
- 15.0510 In order to achieve better circulation throughout the business district and to minimize driveway cuts along public roads, all parcels are required to provide a paved cross access to adjoining business uses.
- 15.0511 A site plan shall be submitted with any building permit application. The site plan shall contain a stormwater management plan, landscaping plan (if required), vehicle and pedestrian circulation plan, proposed signage, parking plan, trash receptacle location and screening.
- 15.06 PROHIBITED USES.
- 15.0601 Check cashing establishments, cash advance establishments, pawn shops and rent-to-own stores.
- 15.07 HEIGHT REQUIREMENTS.
No structure shall exceed two and one-half (2 ½) stories or thirty (30) feet in height, except as provided in Section 24.03.
- 15.08 AREA, FRONTAGE AND YARD REQUIREMENTS.
The following minimum requirements shall be observed, except as modified by provisions of Article 24.

B-1 NEIGHBORHOOD BUSINESS DISTRICT

LOT USES:	LOT AREAS	LOT FRONTAGE PER PRINCIPAL BUILDING	FRONT YARD DEPTH	SIDE YARD WIDTHS		REAR YARD DEPTH
				One Side Yard	Both Side Yards	
Non-residential buildings	--	none	25 feet	none except where adjoining R-District, or recorded residential subdivision - then not less than 15 feet each side yard	--	none, except when abutting an R- District or recorded residential subdivision -- then not less than 25 feet

ARTICLE 16 - B-2 COMMUNITY BUSINESS DISTRICT

16.01 PURPOSE.

The intent of the B-2 Community Business District is to reserve certain land areas for community and highway oriented retail and service establishments which serve the residents of a number of neighborhoods.

16.02 PRINCIPAL PERMITTED USES.

16.0201 Any retail and/or service uses including, but not limited to, hospitals, offices for medical and allied health care, grocery or other food stores, drugstores, barber shops, beauty salons, bakery shops, dry cleaning and laundry pick-up stations, laundromats, business and professional offices and the like, supplying commodities or performing services primarily for the residents of a portion of the County.

16.0202 Restaurants, including drive-through windows, bars, cocktail lounges, night clubs, theaters, bowling alleys, billiard parlors and other similar establishments.

16.0203 Automobile service stations, including body shops.

16.0204 Automobile, truck, trailer and farm implement sales and service establishments for the display, hire and sales, including sales lots and repair of automobiles, trucks, trailers and farm implements; provided that all such operations other than display and sales shall be conducted within a completely enclosed building; and further provided that any building used for repair work shall have no openings other than stationary windows or required fire exits when located within one hundred (100) feet of any R-District, or a recorded residential subdivision.

16.0205 Financial institutions, and automated teller machines (ATM), when it is a part of the principal structure, including drive-in or drive-through institutions.

16.0206 Nursery Schools and Child Care Facilities.

16.0207 Hospitals, Nursing Homes.

16.0208 Carpenter shops, electrical, plumbing, heating and air conditioning shops; printing, publishing and lithography shops; furniture upholstery; antique stores; self-storage; warehouses; funeral homes and mortuaries, provided that any such use shall be conducted within a completely enclosed building; and further provided that any building located within one hundred (100) feet of any R-District, or recorded residential subdivision shall have no openings other than stationary windows or required fire exits.

16.0209 Garden stores, supply centers, and greenhouses.

- 16.0210 Churches and other similar places of worship.
- 16.0211 Any other local convenience retail and/or service uses are prohibited unless determined by the Board to be of the same general character as the above permitted uses; but not including those uses which are permitted in the B-3 District, or any uses which are prohibited in the B-3 District.
- 16.03 CONDITIONAL USES REQUIRING BOARD APPROVAL (SUBJECT TO THE REQUIREMENTS SET FORTH IN SECTIONS 26.41 AND 26.5 OF THIS RESOLUTION).
- 16.0301 Hotels and motels.
- 16.0302 Residential dwelling units if a part of a principal building.
- 16.0304 Schools, including primary, secondary, college or university.
- 16.04 ACCESSORY USES.
- 16.0401 A private garage or parking area, subject to provisions specified in Article 23.
- 16.0402 Signs subject to provisions specified in Article 23.02.
- 16.0403 Temporary buildings for uses incidental to construction work shall be removed upon completion or abandonment of the construction work.
- 16.0404 Any other accessory use and structure, not otherwise prohibited, customarily accessory and incidental to a permitted principal use.
- 16.05 REQUIRED CONDITIONS.
- 16.0501 The maximum building size on the ground floor shall be fifty thousand (50,000) square feet in any B-2 District.
- 16.0502 All business, service or processing and materials used in the business shall be conducted and stored wholly within a completely enclosed building; except for the sale of automotive fuel, lubricants and fluids at service stations and except for off-street automobile parking and off-street loading.
- 16.0503 In any B-2 District, no more than ten (10) percent of the parking shall be located in the front yard.
- 16.0504 Goods for sale shall consist primarily of new merchandise, antiques excepted.

- 16.0505 All products produced on the premises, whether primary or incidental, shall be sold at retail primarily on the premises where produced.
- 16.0506 Process and equipment employed and goods processed or sold shall be limited to those which are not objectionable by reason of odor, dust, smoke, cinders, gas, fumes, noises, vibration, refuse matter or water-carried waste.
- 16.0507 Such uses are conducted entirely within an enclosed building.
- 16.0508 Where such uses are in buildings adjacent to any R-District or recorded residential subdivision, such buildings shall have no openings other than stationary windows or required fire exits on walls facing these residential uses.
- 16.0509 A landscaped buffer shall be provided and maintained along all side and rear lot lines which are adjacent to any R-District or recorded residential subdivision. Where the parcel width is greater than 100 feet, the buffer shall be 20 feet wide and 8 feet high. Where the parcel width is 100 feet or less, the buffer shall be 10 feet wide and 6 feet high.
- 16.0510 Dumpsters/Trash Containers. Dumpsters and trash containers shall not be visible from any residentially zoned property, any residential subdivision or any parcel containing a dwelling other than a farm dwelling. All dumpsters and trash containers must be completely screened by a solid fence or wall no less than six (6) feet or more than eight (8) feet in height. All dumpsters and trash container enclosures shall be constructed of the same materials used on the majority of the principal structure. The side of the enclosure used for access shall have a minimum opening width of ten (10) feet.
- 16.0511 A four (4) foot concrete sidewalk shall be constructed for all portions of a parcel which adjoins a public street for new construction, or remodeling which exceeds fifty (50) percent of the appraised value of the structure, and the parcel is within one-thousand (1,000) feet of an existing public sidewalk. Sidewalk shall be constructed within the public right-of-way.
- 16.0512 In order to achieve better circulation throughout the business district and to minimize driveway cuts along public roads, all parcels are required to provide a paved cross access to adjoining business uses.
- 16.0513 A site plan shall be submitted with any building permit application. The site plan shall contain a stormwater management plan, landscaping plan (if required), vehicle and pedestrian circulation plan, proposed signage, parking plan, trash receptacle location and screening.

16.06 PROHIBITED USES.

16.0601 Check cashing establishments, cash advance establishments, pawn shops, and rent-to-own stores.

16.07 HEIGHT REQUIREMENTS.

No structure shall exceed three (3) stories or forty (40) feet in height, except as provided in Section 24.03.

16.08 AREA, FRONTAGE AND YARD REQUIREMENTS.

The following minimum requirements shall be observed, except as modified by provisions of Article 24.

B-2 COMMUNITY BUSINESS DISTRICT

LOT USES:	LOT AREAS	LOT FRONTAGE PER PRINCIPAL BUILDING	FRONT YARD DEPTH	STORY	SIDE YARD WIDTHS		REAR YARD DEPTH
					One Side Yard	Both Side Yards	
Non-residential buildings	--	none	25 feet	--	none except where adjoining R-District, or recorded residential subdivision - then not less than 20 feet each side yard	--	none, except when abutting an R-District or recorded residential subdivision -- then not less than 25 feet
Motels & Hotels	1 acre minimum; 500 square feet per bedroom	100 feet	25 feet	1 to 2 1/2	50 feet	100 feet	50 feet

ARTICLE 17 - B-3 GENERAL BUSINESS DISTRICT

17.01 PURPOSE.

The intent of the B-3 General Business District is to reserve certain land areas for central commercial uses which serve the general and service needs of the residents of the County. Their locations shall accommodate the most intensive commercial and office development and shall reflect areas of sound, organized development.

17.02 PRINCIPAL PERMITTED USES.

17.0201 Any retail and/or service uses including but not limited to, hospitals, offices for medical and allied health care, grocery or other food stores, drugstores, barber shops, beauty salons, bakery shops, dry cleaning and laundry pick-up stations, laundromats, business and professional offices and the like, supplying commodities or performing services for residents of the County and beyond.

17.0202 Restaurants, including drive-through windows, bars, cocktail lounges, night clubs, theaters, bowling alleys, billiard parlors and other similar establishments.

17.0203 Automobile service stations, including body shops.

17.0204 Automobile, truck, trailer and farm implement sales and service establishments for the display, hire and sales including sales lots and repair of automobiles, trucks, trailers and farm implements; provided that all such operations other than display and sales shall be conducted within a completely enclosed building; and further provided that any building used for repair work shall have no openings other than stationary windows or required fire exits when located within one hundred (100) feet of any R-District, or a recorded residential subdivision.

17.0205 Financial institutions, and automated teller machines (ATM), when it is a part of the principal structure, including drive-in or drive-through institutions.

17.0206 Nursery Schools and Child Care Facilities.

17.0207 Hospitals, Nursing Homes.

17.0208 Carpenter shops, electrical, plumbing, heating and air conditioning shops; printing, publishing and lithography shops; furniture upholstery; antique stores, auction stores; flea markets; funeral homes and mortuaries; provided that any such use shall be conducted within a completely enclosed building; and further provided that any building located within one hundred (100) feet of any R-District, or recorded residential subdivision shall have no openings, other than stationary windows or required fire exits.

17.0209 Garden stores, supply centers or commercial green houses.

- 17.0210 Drive-in restaurants, summer gardens including entertainment and dancing; provided that any principal building shall be located not less than two hundred (200) feet from any R-District or a recorded residential subdivision.
- 17.0211 Theaters, including drive-in theaters, when authorized by the Board in accordance with provisions specified in Subsection 26.41; provided that all parts of such drive-in theaters shall be located not less than two hundred (200) feet from any R-District, or recorded residential subdivision; and further provided that the movie screen shall be so located as not to be visible from adjacent streets or highways, and shall be set back not less than two hundred (200) feet from the established right-of-way of said street or highway. A lesser distance may be imposed by the Board when, in its opinion, visibility would not be adversely affected or there is no interference with traffic visibility.
- 17.0212 Animal hospitals, veterinary clinics or kennels; provided any building or area on the premises used for such purposes shall be located not less than two hundred (200) feet from any R-District, or recorded residential subdivision; and one hundred (100) feet from any B-1 or B-2 District.
- 17.0213 Commercial recreation, including baseball fields, swimming pools, bowling alleys, skating rinks; golf driving ranges, stables or riding academies, amusement parks, or similar recreation uses and facilities; provided that such buildings or principal uses shall be located not less than two hundred (200) feet from any lot in an R-District or a recorded residential subdivision.
- 17.0214 Laundry, clothes cleaning and/or dyeing establishments, wholesale business, self-storage, warehouses provided that any such building or principal use shall be located not less than one hundred (100) feet from any lot in any R-District, or a recorded residential subdivision.
- 17.0215 Bottling of soft drinks and milk; distribution stations; provided that any such building used for such processing and distribution shall be located not less than one hundred (100) feet from any R-District, or a recorded subdivision.
- 17.0216 The following uses - (1) when conducted wholly within a completely enclosed building, but not located within one hundred (100) feet of any R-District, or recorded residential subdivision; or (2) when conducted within an area enclosed on all sides with a solid wall of uniformly-painted solid board fence, not less than eight (8) feet high, and not within two hundred (200) feet of any R-District, or a recorded residential subdivision.
- 17.0217 Building material sales yard, not including concrete mixing.
- 17.0218 Contractor's equipment storage yard or plant, or storage and rental equipment commonly used by contractor.

- 17.0219 Trucking and motor freight station or terminal.
- 17.0220 Retail lumber yard, including mill work only when incidental.
- 17.0221 Storage and sales of grain, livestock feed or fuel; provided dust is effectively controlled during all operations.
- 17.0222 Carting, express or hauling establishments, including storage of vehicles.
- 17.0223 Stone or monument works not employing power-driven tools or if employing such tools then only within a completely enclosed building at least one hundred (100) feet from any R-District, or a recorded subdivision.
- 17.0224 Outdoor advertising signs and structures; subject to the provisions specified in Section 23.02.
- 17.0225 Churches and other similar places of worship, including fellowship halls.
- 17.0226 Any other general business and/or service use which is determined by the Board to be of the same general character as the above permitted uses, but not including any use which is first permitted, or which is prohibited in the M-1 District.
- 17.03 ACCESSORY USES.
- 17.0301 A private garage or parking area to the provisions specified in Article 23.
- 17.0302 Sign requirements subject to the provisions specified in Article 23.02
- 17.0303 Temporary buildings for uses incidental to construction work shall be removed upon completion or abandonment of the construction work.
- 17.0304 Any other accessory use and structure, not otherwise prohibited, customarily accessory and incidental to a permitted principal use.
- 17.0305 Wireless and Cellular Telecommunication Facility.
- 17.04 CONDITIONAL USES REQUIRING BOARD APPROVAL (SUBJECT TO THE REGULATIONS SET FORTH IN SECTION 26.41 AND 26.5 OF THESE REGULATIONS).
- 17.041 Hotels and motels.
- 17.042 Residential-dwelling units if a part of a principal building.

- 17.044 Schools, including primary, secondary, college or university.
- 17.05 REQUIRED CONDITIONS.
- 17.051 All business, service or processing and materials used in the business shall be conducted and stored wholly within a completely enclosed building, except for the sale of automotive fuel, lubricants and fluids at service stations and except for off-street automobile parking and off-street loading.
- 17.052 In any B-3 District, no more than ten (10) percent of the parking shall be located in the front yard.
- 17.053 Goods for sale shall consist primarily of new merchandise, antiques excepted.
- 17.054 All produce produced on the premises, whether primary or incidental, shall be sold at retail primarily on the premises where produced.
- 17.055 Process and equipment employed and goods processed or sold shall be limited to those which are not objectionable by reason of odor, dust, smoke, cinders, gas, fumes, noises, vibration, refuse matter or water-carried waste.
- 17.056 All outdoor storage shall be located in the rear yard and shall be contained within an eight (8) foot high, solid fence.
- 17.057 Where such uses are in buildings adjacent to any R-District or recorded residential subdivision such buildings shall have no openings other than stationary windows or required fire exits on walls facing these residential uses.
- 17.058 A landscaped buffer shall be provided and maintained along all side and rear lot lines which are adjacent to any R-District or recorded residential subdivision. Where the parcel width is greater than 100 feet, the buffer shall be twenty (20) feet wide and eight (8) feet high. Where the parcel width is one hundred (100) feet or less, the buffer shall be ten (10) feet wide and six (6) feet high.
- 17.059 Dumpsters/Trash Containers. Dumpsters and trash containers shall not be visible from any residentially zoned property, any residential subdivision or any parcel containing a dwelling other than a farm dwelling. All dumpsters and trash containers must be completely screened by a solid fence or wall no less than six (6) feet or more than eight (8) feet in height. All dumpsters and trash container enclosures shall be constructed of the same materials used on the majority of the principal structure. The side of the enclosure used for access shall have a minimum opening width of ten (10) feet.

- 17.0510 A four (4) foot concrete sidewalk shall be constructed for all portions of a parcel which adjoins a public street for new construction, or remodeling which exceeds fifty (50) percent of the appraised value of the structure, and the parcel is within one-thousand (1,000) feet of an existing public sidewalk. Sidewalk shall be constructed within the public right-of-way.
- 17.0511 In order to achieve better circulation throughout the business district and to minimize driveway cuts along public roads, all parcels are required to provide a paved cross access to adjoining business uses.
- 17.0512 A site plan shall be submitted with any building permit application. The site plan shall contain a stormwater management plan, landscaping plan (if required), vehicle and pedestrian circulation plan, proposed signage, parking plan, trash receptacle location and screening.
- 17.06 Deleted 5-02-09.
- 17.07 HEIGHT REQUIREMENTS.
No structure shall exceed three (3) stories or forty (40) feet in height except as provided in Section 24.03.
- 17.08 AREA, FRONTAGE AND YARD REQUIREMENTS.
The following minimum requirements shall be observed, except as modified by provisions of Article 24.

B-3 GENERAL BUSINESS DISTRICT

LOT USES:	LOT AREAS	LOT FRONTAGE PER PRINCIPAL BUILDING	FRONT YARD DEPTH	STORY	SIDE YARD WIDTHS		REAR YARD DEPTH
					One Side Yard	Both Side Yards	
Non-residential buildings	--	none	25 feet	--	none except where adjoining R-District, or recorded residential subdivision - then not less than 20 feet each side yard	--	none, except when abutting an R-District or recorded residential subdivision -- then not less than 25 feet
Motels & Hotels	1 acre minimum; 500 square feet per bedroom	100 feet	25 feet	1 to 2 1/2	50 feet	100 feet	25 feet

ARTICLE 18 - B-4 OFFICE DISTRICT

18.01 PURPOSE.

The intent of the B-4 Office District is to provide space in the County for office development and research facilities. It is also intended to provide space for appropriate small-scale office uses in areas where a transition between residential uses and other more intensive uses is necessary. The limited number of uses permitted in this district is designed to allow the County to designate areas of transition which are compatible with residential uses and areas which can accommodate larger employment centers without congestion. Large scale office districts should be in clustered, open settings with adequate access to a primary thoroughfare.

18.02 PRINCIPAL PERMITTED USES.

18.021 Office uses and research and development facilities.

18.022 Schools and colleges.

18.023 Public buildings and properties of an administrative, cultural, recreational or service type.

18.03 ACCESSORY USES.

18.0301 A private garage or other parking area subject to the provisions specified in Article 23.

18.0302 Sign requirements subject to the provisions specified in Article 23.02.

18.0303 Temporary buildings for uses incidental to construction work that shall be removed upon completion or abandonment of the construction work.

18.0304 Any other accessory use and structure, not otherwise prohibited, customarily accessory and incidental to a permitted principal use.

18.0305 Wireless and Cellular Telecommunication Facility.

18.04 CONDITIONAL USES REQUIRING BOARD APPROVAL (SUBJECT TO THE REGULATIONS SET FORTH IN SECTIONS 26.41 AND 26.5 OF THESE REGULATIONS).

18.041 Laboratories.

18.041 Residential dwelling units if a part of a principal building.

18.05 REQUIRED CONDITIONS.

- 18.051 All business, service or processing and materials used in the business shall be conducted and stored wholly within a completely enclosed building except for off street automobile parking and off-street loading.
- 18.052 In any B-4 District, no more than ten percent (10%) of the parking shall be located in the front yard.
- 18.053 Process and equipment employed and goods processed shall be limited to those which are not objectionable by reason of odor, dust, smoke, cinders, gas, fumes, noises, vibration, refuse matter or water-carried waste.
- 18.054 A landscaped buffer shall be provided and maintained along all side and rear lot lines which are adjacent to any R-District or recorded residential subdivision. Where the parcel width is greater than one hundred (100) feet, the buffer shall be twenty (20) feet wide and eight (8) feet high. Where the parcel width is one hundred (100) feet or less, the buffer shall be ten (10) feet wide and 6 feet high.
- 18.055 Dumpsters/Trash Containers. Dumpsters and trash containers shall not be visible from any residentially zoned property, any residential subdivision or any parcel containing a dwelling other than a farm dwelling. All dumpsters and trash containers must be completely screened by a solid fence or wall no less than six (6) feet or more than eight (8) feet in height. All dumpsters and trash container enclosures shall be constructed of the same materials used on the majority of the principal structure. The side of the enclosure used for access shall have a minimum opening width of ten (10) feet.
- 18.056 A four (4) foot concrete sidewalk shall be constructed for all portions of a parcel which adjoins a public street for new construction, or remodeling which exceeds fifty (50) percent of the appraised value of the structure, and the parcel is within one-thousand (1,000) feet of an existing public sidewalk. Sidewalk shall be constructed within the public right-of-way.
- 18.057 In order to achieve better circulation throughout the business district and to minimize driveway cuts along public roads, all parcels are required to provide a paved cross access to adjoining business uses.
- 18.058 A site plan shall be submitted with any building permit application. The site plan shall contain a stormwater management plan, landscaping plan (if required), vehicle and pedestrian circulation plan, proposed signage, parking plan, trash receptacle location and screening.
- 18.06 Deleted 5-02-09.

18.07 HEIGHT REQUIREMENTS.

No structure shall exceed three (3) stories or forty (40) feet in height, except as provided in Section 24.03.

18.08 AREA, FRONTAGE AND YARD REQUIREMENTS.

The following minimum requirements shall be observed, except as modified by provisions of Article 24.

B-4 OFFICE AND RESEARCH DISTRICT

LOT USES:	LOT AREAS	LOT FRONTAGE PER PRINCIPAL BUILDING	FRONT YARD DEPTH	SIDE YARD WIDTHS		REAR YARD DEPTH
				One Side Yard	Both Side Yards	
Principal permitted buildings	10,000 square feet minimum	None	25 feet	none except where adjoining R-District, or recorded residential subdivision - then not less than 20 feet each side yard	--	none, except when abutting an R-District or recorded residential subdivision -- then not less than 25 feet

ARTICLE 19 - M-1 LIGHT INDUSTRIAL DISTRICT

19.01 PURPOSE.

The intent of the M-1 Light Industrial District is to reserve certain land areas for industrial development, wholesaling and warehousing uses, and limited commercial use, which will not adversely affect their surroundings, in locations which can be served by the necessary utilities and have good road access. These land areas are to be reserved exclusively for light industrial manufacturing, warehousing and wholesaling activities and commercial use as specified in Subsection 19.0218.

19.02 PRINCIPAL PERMITTED USES.

19.0201 Agricultural and Farms including any customary agricultural use, building or structure which is necessary for, or customarily used in conjunction with the specific agricultural uses which are active on the property. Those uses include farming; ranching; aquaculture; apiculture; horticulture; viticulture; animal husbandry, including, but not limited to, the care and raising of livestock, equine, and fur-bearing animals; poultry husbandry and the production of poultry and poultry products; dairy production; the production of field crops, tobacco, fruits, vegetables, nursery stock, ornamental shrubs, ornamental trees, flowers, sod, or mushrooms; timber; pasturage; any combination of the foregoing; the processing, drying, storage, and marketing of agricultural products when those activities are conducted in conjunction with, but are secondary to, such husbandry or production, nurseries and greenhouses not including garden stores or supply centers; provided that any building in which more than five (5) farm animals are kept shall be located not less than two hundred (200) feet from any other lot in any R-District or recorded residential subdivision.

19.0202 Except for uses and processes prohibited as specified in Subsection 19.06, permitted uses include the manufacturing, compounding, processing, packaging and assembling of products such as:

- a. Bakery goods, cosmetics, pharmaceuticals, toiletries, and food products except fish, poultry, or meat products.
- b. Commercial laundry and linen operations and uniform supply.
- c. Computer, electric and electronic product manufacturing.
- d. Construction, electric, masonry, plumbing, roofing, building and other contractor buildings and associated supply yards, lumber yards, not including concrete mixing yards.
- e. Heating, ventilation, air-conditioning, and commercial refrigeration equipment manufacturing.
- f. Ice manufacturing and cold storage plant; creamery and bottling plant.
- g. Laboratories.
- h. Machine shops including coating, engraving and machinery manufacturing and welding.

- i. Manufacturing of products including: medical equipment, furniture and fixtures, jewelry, household items, sporting goods, toys, games musical instruments, office supplies (except paper), measuring and control instruments, lighting and signs.
 - j. Offices for professionals, medical, technical, scientific and other similar businesses.
 - k. Printing and related support activities.
 - l. Production of fabricated metal products involving stamping, rolling and processing of metal products for the production of architectural and structural metals, boilers, metal tanks, cans and boxes; and hardware items.
 - m. Schools for technical or trade instruction.
 - n. Warehouses, trucking and motor freight station or terminal.
 - o. Wholesale operation for the storage of products produced off-site.
- 19.0203 Any other use that is determined by the Board, as provided in Article 26, to be of the same general character as the above permitted uses but not including any use which is first permitted in the M-2 District, or which is prohibited in said District under Subsection 19.06.
- 19.0204 Any use permitted as regulated in the B-1, B-2, B-3 and B-4 Districts when located within three hundred (300) feet of any road right of way, or projects being developed for multiple uses in which a general overall plan is submitted and approved, prior to the enactment of this resolution.
- 19.0205 Display and sales establishments, provided that all such uses are part of a manufacturing and/or warehousing establishment and that all products for sale are made on the site, and where display space does not exceed twenty five percent (25%) of the total square footage of the structure.
- 19.0206 Wireless and Cellular Telecommunication Facility.
- 19.03 CONDITIONAL USES REQUIRING BOARD APPROVAL (SUBJECT TO THE PROVISIONS SPECIFIED IN SECTION 26.5).
- 19.031 Automobile wrecking yards, junk yards.
- 19.04 ACCESSORY USES.
- 19.041 Retail Uses which are incidental to the principal use and comprise less than one-quarter (1/4) of the space of use.
- 19.042 A private garage or parking area subject to the provisions specified in Article 23. No more than ten percent (10%) of the parking shall be located in front of the building.
- 19.043 Sign requirements subject to the provisions specified in Article 23.02.

- 19.044 Temporary buildings for uses incidental to construction work shall be removed upon completion or abandonment of the construction work.
- 19.045 Other uses and structures customarily accessory and incidental to a principal permitted use except for uses not otherwise permitted in an M-1 District.
- 19.05 REQUIRED CONDITIONS.
- 19.051 All uses, except for loading and unloading operations and parking, shall be conducted wholly within a completely enclosed building provided that uses specified in Subsection 19.0206 shall not be subject to this provision.
- 19.052 No building customarily used for night operation, such as a bakery or milk bottling and distribution station, shall have any opening, other than stationary windows or required fire exits, within one hundred (100) feet of any R-District, or recorded residential subdivision; and any space used for loading or unloading commercial vehicles in connection with such an operation shall not be within one hundred (100) feet of any R-District, or recorded residential subdivision.
- 19.053 A landscaped buffer of not less than twenty (20) feet in width and eight (8) feet in height shall be provided along all lot lines which are adjacent to or directly across the street from any R-District or recorded residential subdivision.
- 19.054 Dumpsters/Trash Containers. Dumpsters and trash containers shall not be visible from any residentially zoned property, any residential subdivision or any parcel containing a dwelling other than a farm dwelling. All dumpsters and trash containers must be completely screened by a fence or wall no less than six (6) feet or more than eight (8) feet in height. All dumpsters and trash container enclosures shall be constructed of the same materials used on the majority of the principal structure. The side of the enclosure used for access shall have a minimum opening width of ten (10) feet. A four (4) foot concrete sidewalk shall be constructed for all portions of a parcel which adjoins a public street for new construction or remodeling which exceeds fifty (50) percent of the appraised value of the structure, and the parcel is within one-thousand (1,000) feet of an existing public sidewalk. Sidewalk shall be constructed within the public right-of-way.
- 19.055 In order to achieve better circulation throughout the business district and to minimize driveway cuts along public roads, all parcels are required to provide a paved cross access to adjoining business uses.
- 19.056 A site plan shall be submitted with any building permit application. The site plan shall contain a storm water management plan, landscaping plan (if required), vehicle and pedestrian circulation plan, proposed signage, parking plan, trash receptacle location and screening.

19.057 Dumpsters/Trash Containers. Dumpsters and trash containers shall not be visible from any residentially zoned property, any residential subdivision or any parcel containing a dwelling other than a farm dwelling. All dumpsters and trash containers must be completely screened by a solid fence or wall no less than six (6) feet or more than eight (8) feet in height. All dumpsters and trash container enclosures shall be constructed of the same materials used on the majority of the principal structure. The side of the enclosure used for access shall have a minimum opening width of ten (10) feet.

19.06 PROHIBITED USES.

19.061 Any use which is first permitted in the M-2 District or which is prohibited in said District under Subsection 20.06, unless as an accessory use which is necessary and incidental to a principally permitted M-1 use.

19.062 No use shall be permitted or authorized; to be established or maintained which, when conducted in compliance with the provisions of this Resolution and any additional conditions or requirements prescribed by the Board, is or may become hazardous, noxious or offensive due to the emission of odor, dust, smoke, cinders, gas, fumes, noise, vibration, reuse matter or water carried waste.

19.063 Dwellings and residences including motels, mobile home parks, schools, hospitals, clinics and other institutions for human care.

19.07 HEIGHT REQUIREMENTS.

Within two hundred (200) feet of any R-District, or recorded residential subdivision; no structure shall exceed three (3) stories or fifty (50) feet in height.

19.08 AREA, FRONTAGE AND YARD REQUIREMENTS.

The following minimum requirements shall be observed, except as modified by provisions or Article 24.

M-1 LIGHT INDUSTRIAL DISTRICT

LOT USES:	LOT AREAS	LOT FRONTAGE PER PRINCIPAL BUILDING	FRONT YARD DEPTH	SIDE YARD WIDTHS		REAR YARD DEPTH
				One Side Yard	Both Side Yards	
All permitted and conditional uses	--	None	25 feet	none except where adjoining R-District, or recorded residential subdivision - then not less than 25 feet each side yard	--	Two-story: 40 feet Three-story: 50 feet Five feet more each additional story