

## **B-1 Local Business District**

Zoning district for retail businesses and services – CH. 10 - Zoning 10.11

### **Permitted Uses 10.11(2)**

- Retail sales or service businesses (non-automotive)
- Outdoor sales events (2 events/year)
- Incidental enclosed storage of items or materials
- Medical, dental and veterinary clinics
- Banks, offices and office buildings
- Private clubs or organizations
- Theaters and auditoriums
- Schools and educational facilities
- Recreational facilities (not lighted)
- Rental or lease of boat slips
- Utility services
- Crematoriums

### **Conditional Uses: 10.11(3)**

- Residential Uses (limited)
- Mobile home parks (see ordinance)
- Buildings with more than 4 stories
- Motels and hotels
- Hospitals
- Nursing homes
- Convalescent centers
- Extended care facilities
- Conference and convention centers
- Governmental uses
- Recreational facilities (lighted)
- Outdoor sales events other than those previously permitted

### **Setbacks and Height requirements 10.11**

Front setback for all structures from highway centerline / right-of-way line (whichever is greater)

In rural areas

State or Fed. Hwy: 100/42 feet minimum

County Highway: 75/42 feet minimum

Town Road: 63/30 feet minimum

Subdivision streets platted prior to ordinance: 20 feet minimum

All other streets: 30 feet minimum

In urban areas: 5 feet minimum

Maximum Height:

6 stories or 75 feet

Side yard:

Buildings with 2 or less stories: 10 feet minimum

3 stories or more w/o windows: 10 feet minimum

3 stories or more w/ windows: 10 ft & 5 ft per story over second story minimum

Rear yard:

Buildings with 2 or less stories: 10 feet minimum

3 stories or more w/o windows: 10 feet minimum

3 stories or more w/ windows: 10 ft & 5 ft per story over second story minimum

### **Minimum Lot Width & Area: 10.11(5)**

Business lots: None

Multifamily lots: 60 feet

Private sewer: 5,000 sq. feet per apartment

Public sewer: 2,000 to 2,250 sq. feet per apartment

### **Lot Coverage 10.11(5)**

60% maximum

### **Livestock 10.16(1)**

Not Permitted