

7.8 "B-1" Business District**7.8.1 Purpose**

This District is intended to promote the concentration of a wide range of commercial establishments along primary roadways throughout the County to serve local residents and the traveling public.

7.8.2 Permitted Uses

- (A) Adult Uses according to Section 9.2
- (B) Banks
- (C) Commercial Recreation, Indoor
- (D) Contractor Shop without outside storage in accordance with Section 9.9
- (E) Drive-in theaters
- (F) Essential services in accordance with Section 9.11
- (G) Field Crops
- (H) Grocery stores
- (I) Historic Sites and Areas
- (J) Micro-WECS subject to Section 9.23
- (K) Mini storage (self-service storage facility)
- (L) Motels and hotels
- (M) Nurseries/greenhouses (retail sales)
- (N) Offices
- (O) Professional services
- (P) Public utility buildings
- (Q) Recreational Facilities
- (R) Restaurants, cafes and taverns

- (S) Retail sales
 - (T) Schools
 - (U) Truck Terminal
 - (V) Warehousing
 - (W) WECS Meteorological Tower for a period of 4 years or less and subject to Section 9.23
 - (X) Wholesale business
 - (Y) Wind energy conversion systems in accordance with Section 9.23
- (Ord. #266, adopted 09/03/96) (Ord. #271, adopted 01/21/97) (Ord. #356, adopted 03/18/03) (Ord. #410, adopted 04/17/07)

7.8.3 Accessory Uses

- (Ord. #445, adopted 04/12/11)
- (A) Accessory Buildings
 - (B) Produce stands
 - (C) Temporary Sales / Transient Merchant Stands, in accordance with Section 9.25 (Ord. #483, adopted 02/15/22)

7.8.4 Conditional Uses

- (A) Animal Hospital
- (B) Auto fuel stations and truck stops in accordance with Section 9.5
- (C) Automobile and Vehicle Sales
- (D) Bulk liquid storage
- (E) Car Washes (when separate from Auto Service)
- (F) Child Care Center (Ord. #458, adopted 01/17/17)
- (G) Club or Lodge

- (H) Commercial wind energy conversion systems in accordance with Section 9.23
- (I) Communication towers in accordance with Section 9.8
- (J) Contractor Shop with outside storage in accordance with Section 9.9
- (K) Convenience stores
- (L) Drive-in businesses in accordance with Section 9.10
- (M) Farm equipment and implement sales
- (N) Farming, General
- (O) High voltage transmission lines of between 100 and 200 kilovolts according to Section 9.11
- (P) Human Care Facilities
- (Q) Kennels
- (R) Manufactured Home Park in accordance with Section 9.15
- (S) Manufacturing, Light
- (T) Motels and hotels
- (U) Nurseries/greenhouses (retail sales)
- (V) Open sales lot
- (W) Program Facilities, Nonresidential
- (X) Religious Institutions
- (Y) Schools
- (Z) Stable
- (AA) Substations with a voltage designed for and capable of operations at a nominal voltage of 100 kilovolts or more according to Section 9.11.
- (BB) Tire Collector (Ord. 447, adopted 12/20/11)

(CC) Trailer vehicle sales, including marine, boat and campers

(DD) Truck stop

(EE) WECS Meteorological Tower for a period of more than 4 years and subject to Section 9.23 (Ord. #440, adopted 10/20/09)

(Ord. #219, adopted 09/01/92) (Ord. #229, adopted 07/20/93) (Ord. #235, adopted 12/21/93) (Ord. #271, adopted 01/21/97) (Ord. #354, adopted 01/21/03) (Ord. #412, adopted 07/17/07) (Ord. #429, adopted 07/15/08) (Ord. #431, adopted 10/07/08)

7.8.5 Interim Uses:

(Ord. #441, adopted 06/15/10)

(A) Commercial Recreation, Outdoor, in accordance with Section 9.7

(B) Single family dwelling for caretakers residence

(C) Auction Business, in accordance with Section 9.24 (Ord. #483, adopted 02/15/22)

7.8.6 Lot and Site Dimensions

(A) Lot Dimensional Standards

- (1) Lot Area 2-1/2 acres minimum
- (2) Lot Width 200 feet minimum
- (3) Lot Depth 330 feet minimum

(B) Site Dimensional Standards

(1) Setbacks

(a) All Structures, Setbacks from Roads:

Classified Roads	Setback from centerline*	Setback from right-of-way*
Principal Arterial	150 feet	100 feet
Minor Arterial	125 feet	65 feet
Major Collector	125 feet	65 feet

Minor Collector	125 feet	65 feet
Local collectors and un-classified roads	Setback from centerline*	Setback from right-of-way*
County Road	125 feet	65 feet
Township Road	98 feet	65 feet

* The more restrictive standard will apply.

- (b) Abutting a residential property
 - (i) Side Yard 30 feet minimum
 - (ii) Rear Yard 30 feet minimum
- (c) Abutting a non-residential property
 - (i) Side Yard 20 feet minimum
 - (ii) Rear Yard 15 feet minimum
- (2) Building Height 40 feet maximum
- (3) Building Bulk maximum 50 percent of net site area

7.8.7 Additional Business District Areas Not Expressed on Official Zoning Map

- (A) The land areas listed in Appendix I are herein legally described and zoned Business "B-1".