

ARTICLE VII
Business General District B-1

§ 148-64. Purpose.

Generally this district covers these areas of the county intended for the conduct of general business to which the public requires direct and frequent access, but which is not characterized either by constant heavy trucking, other than stocking and delivery of light retail goods, or by any nuisance factors other than occasioned by incidental light and noise of congregation of people and passenger vehicles. This includes such uses as retail stores, banks, theaters, business offices, restaurants, taverns, garages and service stations.

§ 148-65. Use regulations.¹⁴

- A. In this district, structures to be erected or land to be used shall be for one or more of the following uses:
- (1) Tourist homes.
 - (2) Motels and hotels.
 - (3) Swimming pools or tennis courts, private and commercial. [Added 11-14-1985]
 - (4) Farming and forestry without livestock.
 - (5) Funeral homes.
 - (6) Printing offices.
 - (7) Restaurants.
 - (8) Laboratories, pharmaceutical, medical.
 - (9) Clinics.
 - (10) Home occupations.
 - (11) Professional business offices.
 - (12) Gift and specialty shops.
 - (13) Retail food stores.
 - (14) Bakeries.
 - (15) General stores.
 - (16) Bank or trust companies.
 - (17) Dry cleaners.
 - (18) Laundries.
 - (19) Wearing apparel stores.

¹⁴ Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I).

- (20) Drug and sundry stores.
 - (21) Barber and beauty shops.
 - (22) Home appliances, sales, service.
 - (23) Office buildings.
 - (24) Service stations.
 - (25) Auto sales and service.
 - (26) Lumber and building supplies.
 - (27) Plumbing and electrical supplies.
 - (28) Machinery sales and service, including farm machinery.
 - (29) Feed and seed stores.
 - (30) Cabinet, furniture and upholstery shops.
 - (31) Wholesale businesses and storage warehouse.
 - (32) Country general store.
 - (33) Antique shops.
 - (34) Boat sales or rentals.
 - (35) Flower shops.
 - (36) Home professional offices.
 - (37) Pet shops.
 - (38) Service and repair shops.
 - (39) Roadside stands.
 - (40) Shoe repair shops.
 - (41) Seafood processing.
 - (42) Food processing and canning.
 - (43) Accessory structures.
 - (44) Individual travel trailer with a skirt.
 - (45) Public water and sewer systems. **[Added 8-9-1991]**
- B. The following uses are permitted upon the issuance of a conditional use permit as provided in § 148-137:
- (1) Single-family dwellings.
 - (2) Two-family dwellings.
 - (3) Multiple family dwellings.

- (4) Individual mobile/manufactured homes, with a skirt. (Storage of an unoccupied mobile home with a conditional use permit.)
- (5) Two private, noncommercial piers on the same parcel. [Added 4-14-1988]
- (6) Farming with livestock.
- (7) Commercial nurseries and greenhouses.
- (8) Veterinary, dog and cat hospitals (with runways).
- (9) Animal hospitals or veterinary clinics, without runways or outside pens.
- (10) Child day care centers.
- (11) Shopping centers.
- (12) Bus terminals.
- (13) Light industry.
- (14) Portable sawmills.
- (15) Assembly of electrical appliances, electronics, etc.
- (16) Auto reconditioning, truck repairing, retreading.
- (17) Blacksmith shops, welding or machine shops.
- (18) Manufacturing, compounding, processing or assembly of merchandise.
- (19) Manufacturing of ceramics, toys or novelties.
- (20) Contractors' equipment storage yards.
- (21) Boat building.
- (22) Monumental stone works.
- (23) Commercial and community piers.
- (24) Guardhouse/security building.
- (25) Guest house.

§ 148-66. Area regulations.

None, except for permitted 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. Public water and sewer systems shall be exempt from area regulations.

§ 148-67. Setback.

Buildings shall be located 15 feet or more from any street right-of-way which is 50 feet or greater in width or 35 feet or more from the center line of any street right-of-way less than 50 feet in width. This shall be known as the "setback line."

§ 148-68. Yards.

For permitted uses, the minimum side yard adjoining or adjacent to a residential or agricultural district shall be 10 feet.

§ 148-69. Height regulations.

- A. For farms, buildings may be erected up to a height of 35 feet. For buildings over 35 feet, an approval shall be obtained from the Zoning Administrator. Chimneys, flues, cooling towers, flagpoles, radio or communication towers or their accessory facilities not normally occupied by workmen are excluded from this limitation. Parapet walls are permitted up to four feet above the limited height of the building on which the walls rest.
- B. For other uses, buildings may be erected up to 35 feet in height from grade, except that:
- (1) The height limit for buildings may be increased up to 45 feet and up to three stories, provided that there are two side yards for each permitted use, each of which is 10 feet or more plus one foot or more of side yard for each additional foot of building height over 35 feet.
 - (2) A public or semipublic building, such as a school, church, library or general hospital, may be erected to a height of 60 feet from grade, provided that required front, side and rear yards shall be increased one foot for each foot in height over 35 feet.
 - (3) Church spires, belfries, cupolas, monuments, water towers, chimneys, flues, flagpoles, television antennae and radio aerials are exempt. Parapet walls may be up to four feet above the height of the building on which the walls rest.
 - (4) No accessory structure which is within 10 feet of any property lot line shall be more than one story high.

§ 148-70. Septic regulations. [Amended 11-9-1989; 9-12-1991]

- A. All lots recorded after October 1, 1989, where public sewerage is not provided shall have a reserve drainfield site as well as a primary drainfield site that has been approved by the Health Department.
- B. All lots recorded prior to October 1, 1989, which do not have a Health Department permit issued prior to October 1, 1989, and where public sewerage is not provided shall have a reserve drainfield site as well as a primary drainfield site that has been approved by the Health Department. If the Health Department cannot locate both drainfield sites, then only a primary site will be required.

§ 148-71. Sign.

Sign regulations shall conform to Article XII of this chapter.

§ 148-72. Minimum off-street parking.

Minimum off-street parking shall conform to § 148-114.

**ARTICLE VIII
Industrial Light District M-1**

§ 148-73. Purpose.

The primary purpose of this district is to permit certain industries, which do not in any way detract from residential desirability, to locate in any area adjacent to residential uses. The provisions relating to height of building, horsepower, hearing, flammable liquids or explosives, controlling emission of fumes, odors and/or noise, landscaping and the number of persons employed are imposed to protect and foster adjacent residential desirability while permitting industries to locate near a labor supply.

§ 148-74. Use regulations. [Amended 4-9-1987¹⁵]

- A. In this district, any structures to be erected or land to be used shall be for one or more of the following uses:
- (1) Swimming pools or tennis courts, private and commercial.
 - (2) Farming and forestry without livestock.
 - (3) Home occupations.
 - (4) Professional business offices.
 - (5) General stores.
 - (6) Office buildings.
 - (7) Restaurants.
 - (8) Service stations.
 - (9) Auto sales and service.
 - (10) Lumber and building supplies.
 - (11) Plumbing and electrical supplies.
 - (12) Machinery sales and service, including farm machinery.
 - (13) Laboratories, pharmaceutical, medical.

¹⁵ Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I).