

SECTION 11 - B-1 HIGHWAY SERVICE BUSINESS DISTRICT

A. Purpose

The intent of the B-1 HIGHWAY SERVICE BUSINESS DISTRICT is to provide a district for uses which require large concentrations of automobile traffic. The district is also designed to accommodate those commercial activities which may be incompatible with the predominantly retail uses permitted in other business districts, and whose service is not confined to any one neighborhood or community.

B. Permitted Uses

The following uses shall be permitted in the B-1 HIGHWAY SERVICE BUSINESS DISTRICT:

1. Agriculture and incidental agricultural related uses and retailers; including farm dwellings and agricultural buildings
2. Automobile laundries, car washes
3. Automobile service stations for the sale of gasoline, oil, and accessories
4. Bowling alleys
5. Building materials and lumber yards
6. Dance halls
7. Drive-in retail stores or service uses
8. Drive-in restaurants or similar uses that provide goods and services to patrons in automobiles
9. Drive-in theaters
10. Feed and fertilizer sales, except the by-products of farming operations
11. Landscape nursery, garden store
12. Marine and boat sales
13. Miniature golf course or archery or golf driving range
14. Motel, motor hotel or tourist camp
15. Professional office
16. Restaurant, tea room, cafe or tavern

17. Signs and billboards as regulated in SECTION 15
18. Upholstery shops
19. One (1), one-family detached dwelling per lot. Amended August 2, 2004.

C. Conditional Uses

The following uses may be allowed in the B-1 HIGHWAY SERVICE BUSINESS DISTRICT, subject to the provisions of SECTION 16.

1. Sales and storage of new and used automobiles
2. Sales and storage of new and used farm implements
3. Mobile home or trailer sales
4. Other highway oriented business activities of the same general character as listed in B of this SECTION
5. Single family residence, when attached to and associated with a highway business

D. Accessory Uses

The following uses shall be permitted accessory uses within a B-1 HIGHWAY SERVICE BUSINESS DISTRICT:

1. Accessory uses customarily incidental to the uses permitted in B and C of this SECTION

E. Height, Yard and Lot Width and Coverage Regulations

1. Height Regulations:
 - a. No building shall hereafter be erected or structurally altered to exceed two (2) stories or thirty (30) feet in height.
2. Front Yard Regulations:
 - a. There shall be a front yard setback of not less than two hundred (200) feet from the centerline of Interstate Highways, one hundred thirty (130) feet from the centerline of US Highways and one hundred (100) feet from the centerline of all County State Aid Highways and County Roads.

- b. There shall be a front yard setback of not less than sixty-five (65) feet from the centerline of all other public rights of way.
 - c. Where a lot is located at the intersection of two (2) or more roads or highways, there shall be a front yard setback on each road or highway side of each corner lot. No accessory buildings shall project beyond the front yard line of either road.
3. Side Yard Regulations:
- a. There shall be a side yard having a depth of not less than fifteen (15) feet on each side of a building, except that no building shall be located within thirty (30) feet of any side lot line abutting a lot in any RESIDENCE DISTRICT.
4. Rear Yard Regulations:
- a. There shall be a rear yard having a depth of not less than fifteen (15) feet, except that no building shall be located within thirty (30) feet of any rear lot line abutting a lot in any RESIDENCE DISTRICT.
5. Lot Width Regulations:
- a. Every lot or tract shall have a width of not less than one hundred (100) feet abutting a public right of way.
6. Lot Coverage Regulations:
- a. Not more than fifty percent (50%) of the lot or plot area shall be occupied by buildings.

F. General Regulations

Additional requirements for signs, parking, sewer and water systems, and other regulations in the B-1 HIGHWAY SERVICE BUSINESS DISTRICT are set forth in SECTION 15.