

SECTION 10 "B-1" GENERAL BUSINESS DISTRICT

SUBDIVISION 1. PURPOSE

The "B-1" GENERAL BUSINESS DISTRICT is intended to provide land at appropriate locations throughout the county for a broad range of retail, wholesale, repair and service establishments. Suitable locations for these establishments will be determined by the County based on site characteristics such as: suitability of the soil to support on-site sewer and water facilities; physical limitations to construction caused by restrictive soil conditions; access to major thoroughfares; proximity to existing commercial developments; and compatibility with surrounding land uses.

SUBDIVISION 2. PERMITTED USES

The following uses shall be permitted within the "B-1" GENERAL BUSINESS DISTRICT:

1. Retail stores primarily engaged in selling merchandise for personal or household consumption and rendering services incidental to the sale of such merchandise.
 - A. Any grocery store, meat market, supermarket, fruit market, or bakery.
 - B. Any drug store, apparel shop or store, hardware store, bookstore, stationary store or flower shop.
 - C. Any locker plant.
2. Personal services generally involving the care of the person or his personal effects.
 - A. Any cleaning or laundry establishment, self-service laundry including any pressing, cleaning or garment repair.
 - B. Any dressmaking, millinery, tailors shop or shoe repair shop.
 - C. Any beauty shop or barber shop.
 - D. Any photographic studio.
 - E. Any eating or drinking establishment.
3. Motor vehicle and implement sales and service.
 - A. Any automobile sales or services, car wash, trailer sales or service, auto repair garage or automobile rental.
 - B. Any motor fuel station.
 - C. Any agricultural equipment sales or service.
 - D. Any truck sales or service, truck wash or truck repair garage.

4. Entertainment and recreation establishment.
 - A. Any theater, dance hall, bowling alley, pool or billiard hall, public swimming pool, roller or ice rink.
5. Drive-in establishments.
 - A. Any drive-in establishment including banks and restaurants.
6. Administrative, business or professional office.
 - A. Any bank or savings and loan institution.
 - B. Any insurance or real estate agent or broker.
 - C. Any professional office; including, any physician, dentist, chiropractor, engineer, architect, lawyer, or recognized profession.
 - D. Any veterinary office or clinic.
 - E. Any governmental administrative building.
7. Retail or wholesale establishments.
 - A. Any agricultural products sales or storage.
 - B. Any building supply sales.
 - C. Any landscape nursery or commercial greenhouse.
 - D. Any mobile home sales or repair.
 - E. Any motel or hotel.
 - F. Any shopping center.
 - G. Any retail or wholesale establishment determined by the Planning Commission to be compatible with the District.
8. Any residence when included as an integral part of the principal building to be occupied by the owner or his employee.
9. Any Renewable Energy System as regulated in the Murray County Renewable Energy Ordinance.
10. Any permitted signs as regulated in Section 18 of this Ordinance.

SUBDIVISION 2a. CONDITIONAL USES

The following uses may be allowed in the "B-1" GENERAL BUSINESS DISTRICT subject to obtaining a Conditional Use Permit in accordance with provisions of Section 22 of this Ordinance.

1. Any recycling facility.
2. Any retail or wholesale establishments determined by the Planning Commission to be compatible with the uses in the District.
3. Any Adult Use Business or Facility as regulated by the Murray County Adult Use Ordinance.
4. Any Telecommunications Tower as regulated in Section 13 of this Ordinance.
5. Retail Winery Operations as regulated in Section 14, Subdivision 11 of this Ordinance.
6. Any conditionally permitted Renewable Energy System as regulated in the Murray County Renewable Energy Ordinance.
7. Any self-storage facility.
8. Any conditionally permitted campground.
9. Any conditionally permitted signs as regulated in Section 18 of this Ordinance.

SUBDIVISION 3. COMMERCIAL DEVELOPMENT STANDARDS

Uses established in the "B-1" GENERAL BUSINESS DISTRICT shall be operated subject to the following conditions:

1. Any business, except motor fuel stations, and open automobile or trailer sales, open air display areas or rental areas, shall be conducted entirely within a building.
2. Any open air display area, open automobile or truck sales lot or farm implement display area shall provide a graveled or aggregate surfaced area, which shall be properly maintained.

SUBDIVISION 4. ACCESSORY USES

The following uses shall be permitted accessory uses within the "B-1" GENERAL BUSINESS DISTRICT:

1. Any accessory building or use in association with any permitted or conditional use, provided such accessory building or use shall be located on the same property.

SUBDIVISION 5. LOT SIZE, SETBACK, YARD AND HEIGHT REQUIREMENTS

Every lot in a "B-1" GENERAL BUSINESS DISTRICT on which any permitted or conditionally permitted use is erected shall meet the following minimum standards:

1. Lot size and width:
 - A. No minimum lot size is required; however, the lot size shall be adequate to meet the setback, yard and other requirements of this Ordinance.
 - B. Every lot shall have a width of not less than fifty (50) feet abutting a public right-of-way.
2. Yard requirements. Every permitted, conditionally permitted or accessory building shall meet the following yard requirements:
 - A. Front yard.
 - 1.) There shall be a minimum setback of fifty (50) feet from the right-of-way line of any public road or highway.
 - 2.) 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 of either road.
 - B. Side yard. Every building shall have two (2) side yards. Each side yard shall have a width of not less than ten (10) feet, except that no building shall be located within seventy (70) feet of "SP", "A" or "R-1" District boundaries.
 - C. Rear yard. There shall be a minimum rear yard of thirty (30) feet, except that no building shall be located within seventy (70) feet of "SP", "A", or "R-1" District boundaries.
3. Height Requirements. Every permitted, conditionally permitted or accessory building shall meet the following height requirements:
 - A. All buildings shall not exceed forty-five (45) feet in height.
 - B. Agricultural buildings shall be exempt from the height requirements.
4. Exceptions. Certain uses are exempted from meeting the lot size, yard and height requirements. These exceptions are listed in Section 14, Subdivision 13 of the General Regulations.

SUBDIVISION 6. ESSENTIAL SERVICES REGULATIONS

Essential service facilities may be allowed in a "B-1" GENERAL BUSINESS DISTRICT in accordance with the provisions of Section 17 of this Ordinance.

SUBDIVISION 7. GENERAL REGULATIONS

Additional requirements for parking and other regulations in the "B-1" GENERAL BUSINESS DISTRICT are set forth in Section 14 of this Ordinance.