

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) INTENTIONALLY BLANK
- (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
- (Z) Delivery, Cannabis in compliance with Section 9.27 (Ord. #497, adopted 12/17/24)
- (AA) Retail, Cannabis or Hemp in compliance with Section 9.27 (Ord. #497, adopted 12/17/24)
- (BB) Transport, Cannabis in compliance with Section 9.27 (Ord. #497, adopted 12/17/24)
- (CC) Wholesale, Cannabis in compliance with Section 9.27 (Ord. #497, adopted 12/17/24)

(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)
- (FF) Public Utility Building (Ord. #487, adopted 01/17/23)
- (GG) Campgrounds and Resorts in accordance with Section 9.28 (Ord. #500, adopted 05/20/2025)
 - (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)
 - (D) Open Storage in compliance with Section 8.6 (Ord. #491, adopted 02/20/2024)
 - (E) Testing, Cannabis in compliance with Section 9.27 (Ord. #497, adopted 12/17/24)

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".