

**7.9            "B-2" Business Enterprise District**

(Ord. #193, adopted 08/01/89)

**7.9.1        Purpose**

(A)    This District is intended to provide compact and convenient, highway-oriented businesses, in areas closely related to existing urban areas in the county, and provide development standards that will not impair the traffic-carrying capabilities of abutting roads and highways.

(B)    Uses, Generally

All principal uses in the "B-2" Business Enterprise District must comply with the following minimum requirements:

- (1)    On each lot there shall be an area preserved for the construction of an additional drainfield system should the original drainfield fail. The area set aside for a second drainfield shall be of a size and so located that a drainfield can be constructed that will meet all standards on size and setbacks set forth in the Benton County Sewage Disposal Standards.
- (2)    Each well shall be at least fifty feet deep and shall be cased and grouted to prevent contamination from upper soil layers.
- (3)    In order to prevent contamination of neighboring wells and to comply with setback requirements of Section 9.22 of this Ordinance, the well and septic system on each lot shall be located in the same respective areas of the lot as on the adjoining lots.
- (4)    A plot plan shall be required showing the proposed location of all buildings, well and sewage disposal system. The plot plan must provide for expansion of the business or industry.

**7.9.2        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) Feed storage
- (H) Fertilizer Plants
- (I) Field crops
- (J) Garage, repair
- (K) Garden stores
- (L) Historic Sites and Areas
- (M) Micro-WECS subject to Section 9.23 (Ord. #440, adopted 10/20/09)
- (N) Mini Storage (Self-Service Storage Facility)
- (O) Nurseries/greenhouses (retail sales)
- (P) Offices
- (Q) Professional services
- (R) INTENTIONALLY BLANK
- (S) Recreational Facilities
- (T) Restaurants, cafes or taverns
- (U) Retail sales
- (V) Warehousing
- (W) WECS Meteorological Tower for a period of 4 years or less and subject to Section 9.23 (Ord. #440, adopted 10/20/09)
- (X) Wholesale businesses
- (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) 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)

#### 7.9.3 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)

#### 7.9.4 Conditional Uses

- (A) Animal Hospital
- (B) Auto fuel stations in accordance with Section 9.5
- (C) Automobile and vehicle sales
- (D) Bulk liquid storage
- (E) Child Care Center (Ord. #458 adopted 01/17/17)
- (F) Club or Lodge
- (G) Commercial wind energy conversion systems in accordance with Section 9.23
- (H) Communication Towers in accordance with Section 9.8
- (I) Contractor Shop with outside storage in accordance with Section 9.9

- (J) Convenience stores
- (K) Drive-in businesses in accordance with Section 9.10
- (L) Farm implement sales
- (M) Farming, general
- (N) High voltage transmission lines of between 100 and 200 kilovolts according to Section 9.11
- (O) Human Care Facilities
- (P) Kennel
- (Q) Manufacturing, Light
- (R) Motel and Hotel
- (S) Open sales lot
- (T) Program Facilities, nonresidential
- (U) Recycling centers
- (V) Schools
- (W) Stable
- (X) Substations with a voltage designed for and capable of operations at a nominal voltage of 100 kilovolts or more according to Section 9.11.
- (Y) Trailer vehicle sales, including marine, boat and campers
- (Z) Transfer station
- (AA) Truck stop
- (BB) WECS Meteorological Tower for a period of more than 4 years and subject to Section 9.23
- (CC) Public Utility Building (Ord. #487, adopted 01/17/23)
- (DD) Campgrounds and Resorts in accordance with Section 9.28 (Ord. #500, adopted 05/20/25)

(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. #288, adopted 05/19/98) (Ord. #327, adopted 01/16/01) (Ord. #354, adopted 01/21/03) (Ord. #412, adopted 04/17/07) (Ord. #429, adopted 07/15/08) (Ord. #431, adopted 10/07/08) (Ord. #440, adopted 10/20/09)

#### 7.9.5 Interim Uses:

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

- (A) Commercial Recreation, Outdoor in accordance with Section 9.7
- (B) Solar Garden, Private in accordance with Section 9.20
- (C) Single family dwelling for caretakers residence
- (D) Auction Business, in accordance with Section 9.24 (Ord. #483, adopted 02/15/22)
- (E) Open Storage in compliance with Section 8.6 (Ord. #491, adopted 02/20/2024)
- (F) Testing, Cannabis in compliance with Section 9.27 (Ord. #497, adopted 12/17/24)

#### 7.9.6 Lot and Site Dimensions

##### (A) Lot Dimensional Standards

- (1) Lot Area.....1 acre minimum
- (2) Lot Width.....200 feet minimum
- (3) Lot Depth.....200 feet minimum

##### (B) Site Dimensional Standards

###### (1) Setbacks

- (a) All Structures, Setbacks from Roads:

(Ord. #440, adopted 10/20/09) (Ord. #470, adopted 01/22/19)

| 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 residential property

- (i) Side Yard 30 feet minimum
- (ii) Rear Yard 30 feet minimum

(c) Abutting 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