

SECTION 7.1 COMMERCE ZONES: There shall be two Commerce Zones, known as the Business Zone and the Intensive Zone.

SECTION 7.2 BUSINESS (B) ZONE:

A. **PURPOSE:** The purpose of the Business Zone is to allow various commercial and industrial uses which are not permitted in the Rural Zone, but generally operate within a completely enclosed building. The Business Zone shall be designated by the color "Yellow" on the zoning map.

B. **PERMITTED USES:** The following uses are permitted in the Business Zone (except that Scrap Metal facilities, Salvage Yards, Material Recycling, and Landfills shall be specifically excluded from this Zone):

1. All commercial retail and service uses, including stores and shops.
2. All industrial uses, including manufacturing, processing and assembly.
3. All office uses.
4. Billboards.
5. Schools, government buildings, police and fire stations, libraries.
6. Community centers, including day care facilities.
7. Commercial recreation facilities.
8. Churches and other buildings for the purpose of religious worship.
9. All uses listed as conditional uses in the Rural Zone.
10. Underground mining.

C. **ACCESSORY USES:**

1. Customary accessory structures and uses, including operations required to maintain or support any use permitted in this zone on the same lot as the permitted use.
2. Fences and/or walls.
3. Signs.
4. One (1) dwelling unit of the property owner, owner-operator, manager or employee of the business.
5. Gas pumps
6. Outdoor display for sale of vehicles and farm implements.

D. **CONDITIONAL USES:** The following uses or any customary accessory buildings and uses, subject to the approval by the Board of Adjustment, as set forth in this Ordinance:

1. Outdoor storage of product or materials (except vehicles and farm implements).
2. Any outdoor business operation (except gas pumps, Scrap Metal facilities, Salvage Yards, Material Recycling, and Landfills).

3. Kennels.

E. AREA AND HEIGHT REGULATIONS FOR PERMITTED AND CONDITIONAL USES:

1. Minimum Lot Area – no minimum requirement.
2. Minimum Front Yard Depth - Seventy-five (75) feet.
3. Minimum Side Yard Width, on Each Side of Lot - Five (5) feet.
4. Minimum Rear Yard Depth - Five (5) feet.
5. Maximum Building Height – Forty (40) feet.
6. Minimum Setback from U.S. Highway 27, regardless whether it is front, side or rear yard – One Hundred Twenty-five (125) feet.

F. OTHER DEVELOPMENT CONTROLS:

1. Off-street parking as regulated by Article 8.
2. No lighting shall be permitted which would glare onto any street or any adjacent property.
3. Except as otherwise permitted herein, no outdoor storage of any materials, supplies, or products shall be permitted in this zone.
4. All business activities permitted within this zone shall be conducted within a completely enclosed building, with the exception of recreational activities.
5. No use producing emissions or that otherwise impacts ambient air quality beyond the boundary lines of the property not otherwise allowed by existing federal, state or local regulations shall be permitted.
6. Off Street loading and unloading area as regulated by Article 9.
7. All business operations shall be screened from adjacent residential uses.
8. Any ventilation shafts, utilities, and related structures and equipment associated with underground mining shall be set back a minimum of one hundred (100) feet from any dwelling or other structure.