

**- CODE OF THE COUNTY
Chapter 25 - ZONING
ARTICLE III. - DISTRICT REGULATIONS
DIVISION 8. BUSINESS DISTRICT, LIMITED (B-1)**

DIVISION 8. BUSINESS DISTRICT, LIMITED (B-1)¹

Sec. 25-316. Purpose.

- (a) This district is established to cover the portion of the county's communities intended for the conduct of general business to which the public requires direct and frequent access, but which is not characterized either by constant heavy trucking, other than stocking and delivery of light retail goods, or by any nuisance factors, other than those occasioned by incidental light and noise of congregations of people and passenger vehicles.
- (b) The intent of these regulations is not to limit business development in the county but to encourage it by rezoning as the specific and appropriate locations where it will not produce noise, pollution, congestion or safety problems for quieter, residential uses.
- (c) This district is limited to retail establishments which have no outside storage or outside displays of product.

(Ord. of 5-25-88)

Sec. 25-317. Permitted uses.

Within the Limited Business District (B-1), the following uses are permitted:

Accessory uses.

Antique shops.

Apartments in combination with businesses.

Apparel shops.

Art supplies, retail.

Bakery, for retail sales.

Banks and savings and loans, financial, insurance offices.

Barber and beauty shops.

Boat clubs.

Butcher shops, meat.

¹Editor's note(s)—The Franklin County Comprehensive Plan includes a section to guide the county on zoning applications in commercial acres. This section, entitled "Environmental, Land Use Considerations and Standards," is found on pages 9-37 through 9-38 of the originally adopted Plan of 1985.

Candy stores.
Caterers.
Cemeteries, community and commercial.
Cemeteries, on joint church property.
Churches.
Conservation areas (public and private).
Convenience stores.
Country clubs.
Country stores.
Craft shops.
Day care centers, day nursery.
Drug stores.
Dry cleaning and laundry.
Emergency services facilities—Fire, rescue.
Food stores, groceries (convenience type).
Funeral homes and mortuaries.
Garages (private) for storage of personal vehicles.
Gardens (private).
General stores.
Gift shops.
Golf clubs, clubhouses.
Golf courses.
Golf courses (miniature).
Golf driving ranges.
Greenhouses, nurseries.
Hardware stores.
Hobby shops and toys.
Home or apartment combinations with business.
Home occupations, Class A.
Home occupations, Class B.
Libraries.

Manses, church-owned dwelling units.

Medical clinics, not veterinary.

Motels, hotels, tourist and resort facilities.

Museums.

Newsstands.

Novelties shop.

Offices, professional.

Off-street parking.

Parks.

Playgrounds.

Recreational facilities (private).

Recreational facilities (public).

Retail stores and services.

Roads, streets, rights-of-way, easement.

Sales Services, repairs of office equipment.

Security man's house.

Signs.

Small cell and micro-wireless facilities, subject to the requirements of section 25-128(d).

Solar Generation Facility, Small, (see section 25-148).

Sporting goods shop (inside).

Temporary construction facilities, subject to the requirements of section 25-129.

Temporary events, subject to the requirements of section 25-134.

Theatres, indoor (not drive-ins).

Watches, jewelry (retail).

Water systems.

(Ord. of 5-25-88; Res. No. 26-05-2008, 5-20-08; Ord. No. 16-12-2019 , 1-8-20; Ord. No. 20-07-2022 , 7-21-22)

Sec. 25-318. Special use permit.

The following uses shall be permitted only by special use permit approved by the board of supervisors:

Amusement centers, game rooms, electronic games, game machines, machine arcade.

Assembly halls.

Auction barns.

Bowling alleys.

Clubs (private).

Clubs (public).

Colleges.

Community centers, buildings.

Dormitories.

Drive-in restaurants with walk-ins.

Drive-in theatres.

Flea markets.

Garages for automobiles, recreational vehicles, motorcycles.

Laundromats.

Lodge halls.

Lodges.

Marinas.

Off-site mass drainfields (see section 25-144).

Off-site wells, water tanks, and/or water systems (see section 25-145).

Parking facilities, commercial.

Public utilities—Structures, towers.

Pool halls.

Public facilities, offices storage yards.

Public garages.

Public utilities, including substations, power generation, water and sewer plants for treatment.

Radio and television stations.

Radio and television towers.

Radio and television transmissions/transmitters.

Restaurants.

Sales, service and repair of automobiles, trucks, recreational vehicles, motorcycles, garden equipment, appliances, televisions, radios, phonographs, electrical, plumbing.

Schools (public and private).

Self-service storage facility.

Skating rinks.

Swim clubs.

Stable, commercial riding stables (private).

(Ord. of 5-25-88; Ord. No. Res. No. 21-12-95, 12-19-95; Res. No. 26-09-99, 9-21-99; Res. No. 26-05-2008, 5-20-08)

Sec. 25-319. Area regulations.

- (a) There are no minimum lot area/size, minimum lot width or maximum lot coverage requirements except as provided herein in special circumstances and/or as may be required by the board of supervisors.
- (b) Notwithstanding any definitive area requirement herein, the minimum permitted size of any commercial district or commercial lot, parcel or tract shall be subject to approval by the local department of health.

(Ord. of 5-25-88)

Sec. 25-320. Maximum height of buildings.

- (a) The maximum height of buildings in this district shall be forty (40) feet.
- (b) Belfries, cupolas, chimneys, flues, flagpoles, television antennae, radio aerials, silos and water tanks are exempted.
- (c) Any building or structure shall be constructed, erected, installed, maintained and shall be of an approved type in accordance with the provisions of the BOCA Basic Building Code, as amended, and the Fire Prevention Code.

(Ord. of 5-25-88)

Cross reference(s)—Building regulations, Ch. 5; fire prevention and protection, § 8-11 et seq.

Sec. 25-321. Minimum dimensions.

- (a) *Front setback.* The minimum distance from the nearest point of the house or principal structure (including porches, stoops or any accessory buildings) to the centerline of the specified right-of-way shall be equal to sixty (60) feet or thirty-five (35) feet from the edge of right-of-way, whichever is greater, for property adjacent to state primary roads and equal to fifty-five (55) feet or thirty (30) feet from the edge of right-of-way, whichever is greater, for property adjacent to all other roads.
- (b) *Side setback.* No side setback is required except that no building, structure, accessory use or outdoor storage area shall be located closer than forty (40) feet from any type or residential use or living quarters nor residential district boundary.

(c) *Rear setback.* No rear setback is required except that no building, structure, accessory use or outdoor storage area shall be located closer than forty (40) feet from any type of residential use or living quarters nor residential district boundary.

(Ord. of 5-25-88)

Sec. 25-322. Maximum floor area.

Not regulated.

(Ord. of 5-25-88)

Sec. 25-323. Minimum off-street parking space.

See sections 25-80 through 25-82 for these regulations.

(Ord. of 5-25-88)

Sec. 25-324. Open space requirements.

A minimum landscaped area on any lot shall not be less than one-tenth the area of the lot. This area shall be used to enhance the lot's appearance. The board of supervisors may require ornamental landscaping along street frontages.

(Ord. of 5-25-88)

Sec. 25-325. Minimum loading space.

See the regulations for minimum loading space in section 25-85.

(Ord. of 5-25-88)

Sec. 25-326. Reserved.

Sec. 25-327. Other regulations.

Site plans are required for all uses prior to issuance of building permit and zoning permit.

(Ord. of 5-25-88)

Secs. 25-328—25-333. Reserved.