

716 HIGHWAY BUSINESS DISTRICT (B-4)

716.1 Intent

This zone is intended to provide for retail and other uses which are necessary to the economic vitality of the community but may be inappropriate in other zones. Special consideration should be given to the relationship of the uses in the zone to the surrounding land uses and to the adequacy of the street system to serve the traffic needs.

716.2 Principal Uses

- A. Those uses permitted in the B-1 District, including motels, filling stations, restaurants, building supplies, lumber yards, produce stands, new and used automobile sales, and public garages.
- B. Animal hospitals, veterinarian clinics and kennels.
- C. Commercial greenhouses, and plant nurseries, garden centers including offices and sales yards.
- D. Drive-thru eating and drinking establishments.
- E. Outdoor and indoor display and sales of farm implements, contractors' equipment, and mobile homes.
- F. Car-washing establishments provided that surface water from such use shall not drain onto adjacent property or over a public sidewalk, and that adequate on site storage lanes and parking facilities shall be provided so that no public way shall be used for such purposes.
- G. Any other uses which are determined by the Board of Adjustment to be of the same general character as the permitted principal uses which will not be detrimental to the district in which they are located or to neighboring districts.
- H. Micro-Brewery/Class B Distiller
- I. Bed and Breakfast Home, Bed and Breakfast Inn, and Bed and Breakfast Farmstay Establishments.
- J. Short Term Rental Establishments: Hosted Home-Sharing and Dedicated Short Term Rental Establishments.

716.3 Accessory Uses

Uses and structures which are customarily accessory to the principal uses permitted.

716.4 Conditional Uses

- A. Recreational activities such as:
 - 1. Billiards or pool halls
 - 2. Athletic club facilities

3. Skating rinks
 4. Theaters
 5. bowling alleys
- B. Climate controlled personal indoor storage facilities, if in compliance with the following:
1. Located in an existing structure consisting of greater than 80,000 square feet of space;
 2. Individual unit doors are not visible from any street or road; and
 3. Used for individual personal storage (not industrialized commercial storage.)

716.5 Prohibited Uses

All uses other than those listed as principal, accessory, or conditional uses or substantially similar to principal, accessory, or conditional uses shall be prohibited.

716.6 Lot, Yard, and Height Requirements

Minimum Lot Size	Not applicable
Minimum ROW Frontage	50 feet
Minimum Width at Building Line	40 feet
Minimum Front Yard	30 feet
Minimum Side Yard	Not applicable
Minimum Rear Yard	30 feet
Maximum Height of Building	50 feet
Minimum Usable Open Space	No limitation
Maximum Lot Coverage	No limitation

716.7 Other Requirements

Parking - See Article VI.

Signs - See Article V, Section 508.