

## Ch. 17.28 B-2 Outlying Business District

Primary district for retail businesses and services that do not include manufacturing and major assembly, with provisions for limited residential use served by private water and/or sewer.

### Permitted uses: 17.28 (1)

- Automotive dealerships and vehicle service
- Retail sales or service businesses
- Lawn and Garden businesses
- Professional and business offices
- Grocery and convenience stores
- Hotels, motels, lodges
- Restaurants, nightclubs and places of entertainment
- Lumber yards
- Storage units

### Conditional uses: (requires a conditional use permit) 17.36, 17.38, 17.42 and 17.43

See the sections referenced above for specific types of conditional uses that may be granted.

### Requirements for location and size of structures: 17.28 (2)(c, d & e) and 17.45

Front: Feet from roadway centerline/right-of-way line	Side Yard:	Rear Yard:
State and Federal Highway: 110/50 feet minimum	20 feet minimum	40 feet minimum
County Highway: 75/42 feet minimum		
Town Road: 63/30 feet minimum	<b>Height:</b>	
Road Frontage: 200 feet minimum	Three stories or 45 feet maximum	

### Lot Width and Area: 17.28 (1)(c)

**Average Width:** 80 feet minimum

**Area:** 2 acres minimum

### Accessory Uses: 17.19, 17.42, 17.61 (5), 17.72

**Accessory structures associated with a permitted or conditional uses are permitted, provided that the following conditions are met:**

1. A principal residential structure/use exists or is under construction prior to the erection or placement of a residential accessory structure, or
  2. A detailed plan is submitted in accordance with section 17.17 and the landowner executes and records an affidavit and restrictive covenant running with the land regarding the use of the accessory building.
- Accessory structures shall not be utilized for lounging, eating, sleeping, or any form of human habitation, occupancy or living purposes including for temporary or incidental use.
  - Accessory structures shall not exceed 20 feet in height.
  - Accessory structures shall not occupy more than 20% of the yard area.
  - They shall not be closer than 10 feet to the principal structure.
  - The setback for an accessory structure from any lot line or alley shall be:
    1. 10 feet minimum for parcels 1.5 to 5 acres in size
    2. 25 feet minimum for parcels 5 to 20 acres in size
    3. 50 feet minimum for parcels 20 acres or greater in size
  - Type 1 signs for advertising a business or activity in a directory format shall not exceed 32 sq. feet in gross area, not more than 10 miles from the location, and not more than 2 signs relating to one such use in the approaching direction along the roadway.
  - Type 2 signs for advertising a customary home occupation or professional office shall not exceed 6 sq. feet in gross area and shall be attached to the building and if illuminated, indirectly lighted is allowed.
  - Type 4 billboard signs for advertising a general brand or product, business or service, and area of interest shall be erected outside and parallel to the right-of-way line. They shall not exceed 288 sq. feet per face or 576 sq. feet of total area, nor shall they height exceed 35 feet. No sign shall exceed 45 feet in length.

### Livestock 17.40 (3)

Not Permitted