



BR - Business Regional

Purpose Statement

The purpose of the Business Regional district (B-R) is to provide for regional commercial uses which are compatible with highway travel. The purpose of this district is to accommodate local or regional shopping areas which rely upon automobile travel. Where possible, access roads with controlled egress and ingress to highways and local roads should be encouraged.

Permitted Uses

Agricultural Uses: Ponds.

Residential Uses: None.

Community, Civic, and Institutional Uses: Hospitals, medical clinics, and human care institutions; municipal, cultural, or public uses; places of worship.

Commercial, Office, and Service Uses: Banks or financial institutions; bars, taverns, or micro-breweries; business service establishments; office, research, or professional services; personal service establishments; restaurants.

Industrial and Extraction Uses: Metallic mining exploration.

Accessory, Temporary, and Other Uses: Accessory buildings, structures, and uses; permanent use of storage/shipping containers as an accessory structure; limited outdoor sales, display or storage (accessory to a principal use); outdoor dining (accessory to a permitted restaurant use); solar energy systems for private use, small wind energy systems, wireless telecommunication facilities.

Conditional Uses

Agricultural Uses: None.

Residential Uses: None.

Community, Civic, and Institutional Uses: Charitable or philanthropic uses; day cares; essential services and utilities; institutions for higher education, parochial schools, technical schools, colleges, and universities; K-12 schools; facilities for a private club, fraternal organization, or community group.

requires Board of Adjustment approval

Commercial, Office, and Service Uses: Car washes, motels or hotels; vehicle sales, service, or rental; mechanical equipment sales and service; veterinary hospitals, clinics, or offices.

Industrial and Extraction Uses: None.

Accessory, Temporary, and Other Uses: Off-street public parking lots or garages.

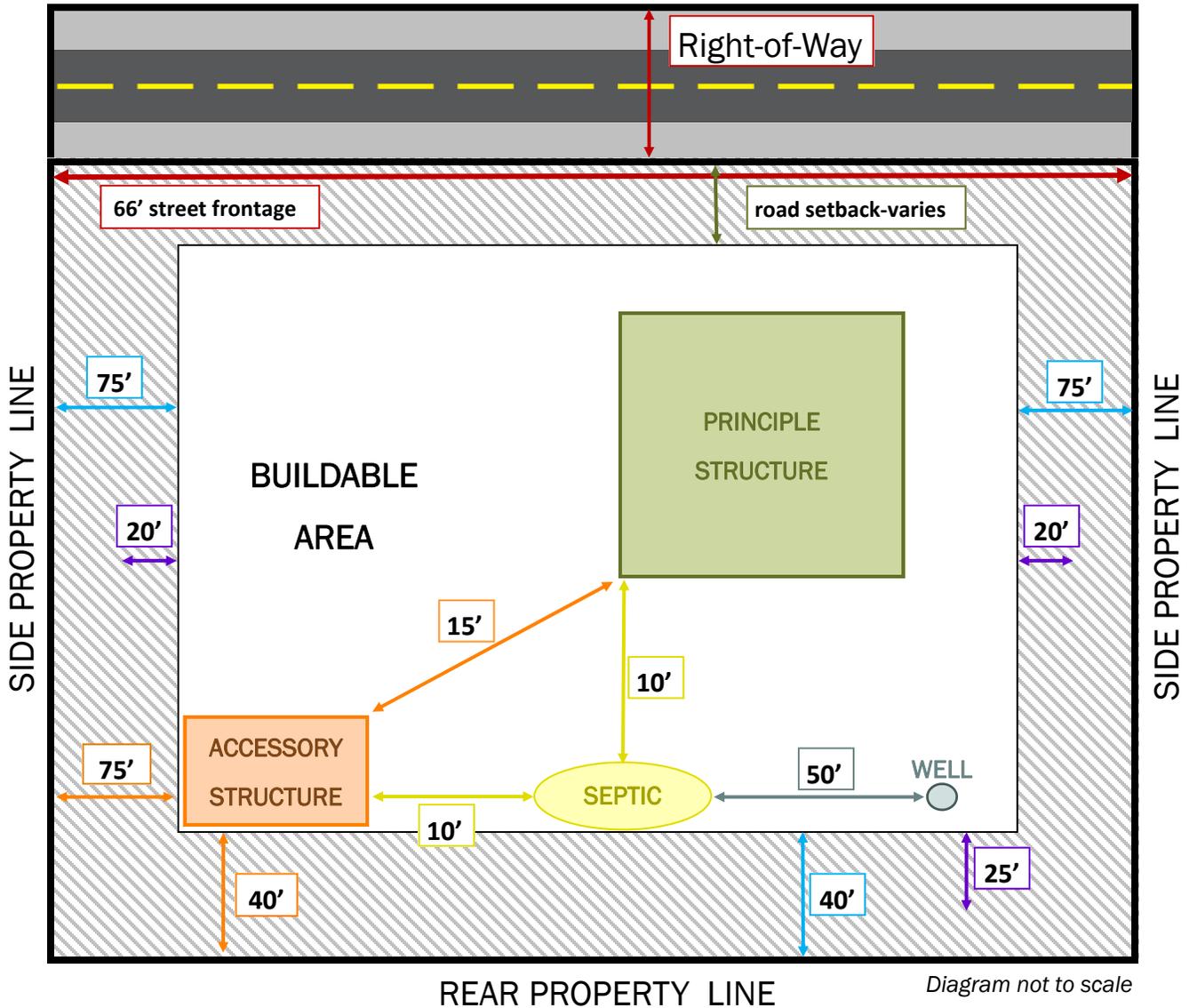
Accessory Structures

- May be located in the rear, side, or front yard.
- Principle structure must exist prior to an accessory structure.
- No maximum size.
- 35 feet maximum height.

- A conditional use permit may be applied for: Accessory building(s) exceeding the dimensional limitations of the Code (for personal/private use and/or accessory to the principal use of the lot).

Livestock Requirements

- Livestock not permitted in the Business Regional district.



Minimum Lot Requirements

- .229 acres lot area (10,000 square feet)
- 66 feet street frontage
- 66 feet of access to a public road

Adjacent to Non-Residential District

- 20 feet from side property line
- 25 feet from rear property line
- 40 feet maximum height

Minimum Principle Structure Setbacks

- Road setbacks (from centerline or right-of-way line, whichever distance is greater)
 - state & federal highways: 110 feet or 50 feet
 - county highways: 83 feet or 42 feet
 - town roads: 63 feet or 30 feet

Adjacent to Residential District

- 75 feet from side property line
- 40 feet from rear property line
- 40 feet maximum height

Minimum Accessory Structure Setbacks

- 15 feet from principal structure
- 75 feet from side property line
- 40 feet from rear yard property line
- 35 feet maximum height
- No maximum size
- Road setbacks same as principle structure setbacks