

Section 1109. BN Zone – Neighborhood Business:

District Intent: The purpose of this District is to provide for locations of convenience stores and personal services within otherwise primarily Residential areas, so long as the architectural design of such stores and buildings as determined by the Planning Director is not incompatible with abutting Residential areas. BN Districts are not intended for a wide variety of Commercial or office activities. Low or minimal traffic should be generated by uses in this district.

(a) **Permitted Uses:**

- (i) Neighborhood convenience stores not exceeding three thousand five hundred (3,500) square feet in size (no unenclosed outside storage) . (Revised 3/3/98)
 - (1) alcohol sold to be consumed off Premises only;
 - (2) self-service Service Stations.
- (ii) Florists.
- (iii) Personal service (no unenclosed outside storage).
- (iv) Fruit and vegetable markets.
- (v) Customary Accessory Buildings and Uses incidental to the above Permitted Uses.

(b) **Conditional Uses:** The following Uses may be permitted in this District on a conditional basis upon approval by the County Commission: (Revised 3/3/98).

- (i) Offices (no outside storage)
- (ii) One residential Dwelling Unit per lot as an Accessory Use within the same structure as the commercial activity. (Revised- 2/1/05)
- (iii) Waste Water Treatment Plant and Land Application System. (Revised – 10/14/14)
- (iv) Customary Accessory Buildings and Uses incidental to any approved Conditional Uses. (Revised 3/3/98)

(c) **Special Site Regulations:**

- (i) Maximum percent of gross land to be covered..... 45%

(Revised 3/3/98)

(ii) Minimum open space required 55%

(c) **Principal and Accessory Buildings:**

Minimum Lot Area	30,000 Square Feet
Minimum Lot Width at Building Line	150 Feet
Minimum Front Setback	75 Feet
Minimum Rear Setback	50 Feet
Minimum Side Setback, Interior	35 Feet
Minimum Side Setback, Street	45 Feet
Maximum Building Height	35 Feet

(Revised 3/3/98)

(e) Maximum size of BN District – 2 acres

(f) Minimum Distance to another BN District – 3000 feet