

**GILMANTON/FOLEY ORDERLY ANNEXATION AREA
JOINT PLANNING BOARD
"B-1" BUSINESS DISTRICT**

Subdivision 1: INTENT

This District is intended to promote the concentration of a wide range of commercial establishments along primary roadways throughout the orderly annexation area to serve local residents and the traveling public.

Subdivision 2: PERMITTED USES

1. Adult Uses according to Benton County Section 9.2
2. Banks
3. Commercial Recreation, Indoor
4. Contractor Shop without outside storage in accordance with Benton County Section 9.9
5. Drive-in theaters
6. Essential services in accordance with Benton County Section 9.11
7. Drive-in theaters
8. Essential services in accordance with Section 9.11
9. Field Crops
10. Grocery stores
11. Historic Sites and Areas Micro-WECS subject to Benton County Section 9.23
12. Mini storage (self-service storage facility)
13. Motels and hotels

14. Nurseries/greenhouses (retail sales)
15. Offices
16. Professional services
17. Public utility buildings
18. Recreational Facilities
19. Restaurants, cafes and taverns
20. Retail sales
21. Schools
22. Truck Terminal
23. Warehousing
24. WECS Meteorological Tower for a period of 4 years or less and subject to Benton County Section 9.23
25. Wholesale business
26. Wind energy conversion systems in accordance with Benton County Section 9.23

Benton County - (Ord. #266, adopted 09/03/96) (Ord. #271, adopted 01/21/97) (Ord. #356, adopted 03/18/03) (Ord. #410, adopted 04/17/07)

Subdivision 3: ACCESSORY USES

(Benton County Ord. #445, adopted 04/12/11)

1. Accessory Buildings
2. Produce stands

Subdivision 4: CONDITIONAL USES

1. Animal Hospital
2. Auto fuel stations and truck stops in accordance with Benton County Section 9.5
3. Automobile and Vehicle Sales
4. Bulk liquid storage
5. Car Washes (when separate from Auto Service)
6. Child Care Center (Benton County Ord. #458, adopted 01/17/17)
7. Club or Lodge
8. Commercial wind energy conversion systems in accordance with Benton County Section 9.23
9. Communication towers in accordance with Section 9.8
10. Contractor Shop with outside storage in accordance with Benton County Section 9.9
11. Convenience stores
12. Drive-in businesses in accordance with Section 9.10
13. Farm equipment and implement sales
14. Farming, General
15. High voltage transmission lines of between 100 and 200 kilovolts according to Benton County Section 9.11
16. Human Care Facilities
17. Kennels

18. Manufactured Home Park in accordance with Section 9.15
19. Manufacturing, Light
20. Motels and hotels
21. Nurseries/greenhouses (retail sales)
22. Open sales lot
23. Program Facilities, Nonresidential
24. Religious Institutions
25. Schools
26. Stable
27. Substations with a voltage designed for and capable of operations at a nominal voltage of 100 kilovolts or more according to Benton County Section 9.11.
28. Tire Collector (Benton County Ord. 447, adopted 12/20/11)
29. Trailer vehicle sales, including marine, boat and campers
30. Truck stop
31. WECS Meteorological Tower for a period of more than 4 years and subject to Benton County Section 9.23 (Benton County Ord. #440, adopted 10/20/09)

Benton County - (Ord. #219, adopted 09/01/92) (Ord. #229, adopted 07/20/93) (Ord. #235, adopted 12/21/93) (Ord. #271, adopted 01/21/97) (Ord. #354, adopted 01/21/03) (Ord. #412, adopted 07/17/07) (Ord. #429, adopted 07/15/08) (Ord. #431, adopted 10/07/08)

Subdivision 5: INTERIM USES

(Benton County Ord. #441, adopted 06/15/10)

- 1. Commercial Recreation, Outdoor, in accordance with Benton County Section 9.7
- 2. Single family dwelling for caretakers residence

Lot and Site Dimensions

1. Lot Dimensional Standards

- a) Lot Area minimum 2-1/2 acres
- b) Lot Width minimum 200 feet
- c) Lot Depth minimum 330 feet

2. Site Dimensional Standards

a) Setbacks

All Structures, Setbacks from Roads:

Classified Roads	Setback from centerline*	Setback from right-of-way*
Principal Arterial	150 feet	100 feet
Minor Arterial	125 feet	65 feet
Major Collector	125 feet	65 feet
Minor Collector	125 feet	65 feet
Local Collectors and un-classified roads	Setback from centerline*	Setback from right-of-way*
County Road	125 feet	65 feet
Township Road	98 feet	65 feet

*The more restrictive standard will apply.

b) Abutting a residential property

- i. Side Yard 30 feet minimum
- ii. Rear Yard 30 feet minimum

c) Abutting a non-residential property

- i. Side Yard 20 feet minimum
- ii. Rear Yard 15 feet minimum

3. Building Height 40 feet maximum

4. Building Bulk maximum 50 percent of net site area