

**GILMANTON/FOLEY ORDERLY ANNEXATION AREA
JOINT PLANNING BOARD
"B-2" BUSINESS DISTRICT**

Subdivision 1: INTENT

This District is intended to provide compact and convenient, highway- oriented businesses, in areas closely related to existing urban areas in the county, and provide development standards that will not impair the traffic- carrying capabilities of abutting roads and highways.

Subdivision 2: PURPOSE

All principal uses in the "B-2" Business Enterprise District must comply with the following minimum requirements:

1. On each lot there shall be an area preserved for the construction of an additional drainfield system should the original drainfield fail. The area set aside for a second drainfield shall be of a size and so located that a drainfield can be constructed that will meet all standards on size and setbacks set forth in the Benton County Sewage Disposal Standards.
2. Each well shall be at least fifty feet deep and shall be cased and grouted to prevent contamination from upper soil layers.
3. In order to prevent contamination of neighboring wells and to comply with setback requirements of Benton County Section 9.22 of this Ordinance, the well and septic system on each lot shall be located in the same respective areas of the lot as on the adjoining lots.
4. A plot plan shall be required showing the proposed

location of all buildings, well and sewage disposal system. The plot plan must provide for expansion of the business or industry.

Subdivision 3: PERMITTED USES

Adult Uses according to Benton County Section 9.2.

- A. Banks
- B. Commercial Recreation, Indoor
- C. Contractor Shop without outside storage in accordance with Benton County Section 9.9
- D. Drive-in theaters
- E. Essential services in accordance with Benton County Section 9.11
- F. Feed storage
- G. Fertilizer Plants
- H. Field crops
- I. Garage, repair
- J. Garden stores
- K. Historic Sites and Areas
- L. Micro-WECS subject to Benton County Section 9.23 (Benton County Ord. #440, adopted 10/20/09)
- M. Mini Storage (Self-Service Storage Facility)
- N. Nurseries/greenhouses (retail sales)
- O. Offices

- P. Professional services
- Q. Public utility buildings
- R. Recreational Facilities
- S. Restaurants, cafes or taverns
- T. Retail sales
- U. Warehousing
- V. WECS Meteorological Tower for a period of 4 years or less and subject to Benton County Section 9.23 (Benton County Ord. #440, adopted 10/20/09)
- W. Wholesale businesses
- X. 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)

Subdivision 4: ACCESSORY USES

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

- A. Accessory buildings
- B. Produce stands

Subdivision 5: CONDITIONAL USES

- A. Animal Hospital
- B. Auto fuel stations in accordance with Benton County Section 9.5

- C. Automobile and vehicle sales
- D. Bulk liquid storage
- E. Child Care Center (Benton County Ord. #458 adopted 01/17/17)
- F. Club or Lodge
- G. Commercial wind energy conversion systems in accordance with Benton County Section 9.23
- H. Communication Towers in accordance with Benton County Section 9.8
- I. Contractor Shop with outside storage in accordance with Benton County Section 9.9
- J. Convenience stores
- K. Drive-in businesses in accordance with Section 9.10
- L. Farm implement sales
- M. Farming, general
- N. High voltage transmission lines of between 100 and 200 kilovolts according to Benton County Section 9.11
- O. Human Care Facilities
- P. Kennel
- Q. Manufacturing, Light
- R. Motel and Hotel
- S. Open sales lot

- T. Program Facilities, nonresidential
- U. Recycling centers
- V. Schools
- W. Stable
- X. 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.
- Y. Trailer vehicle sales, including marine, boat and campers
- Z. Transfer Station
- AA. Truck Stop
- BB. WECS Meteorological Tower for a period of more than 4 years and subject to Benton County Section 9.23

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. #288, adopted 05/19/98) (Ord. #327, adopted 01/16/01)
(Ord. #354, adopted 01/21/03) (Ord. #412, adopted 04/17/07)
(Ord. #429, adopted 07/15/08) (Ord. #431, adopted 10/07/08)
(Ord. #440, adopted 10/20/09)*

Subdivision 6: INTERIM USES

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

- A. Commercial Recreation, Outdoor in accordance with Section 9.7

B. Solar Garden, Private in accordance with Joint Planning Board Solar Energy Systems Ordinance.

C. Single family dwelling for caretakers residence

Lot and Site Dimensions

1. Lot Dimensional Standards
2. Lot Area - 1 acre minimum
3. Lot Width - 200 feet minimum
4. Lot Depth - 200 feet minimum

Site Dimensional Standards

1. Setbacks

a. All Structures, Setbacks from Roads:

Benton County - Ord. #440, adopted 10/20/09)

(Ord. #470, adopted 01/22/19)

Classified Roads	Setback From	Setback From Right-
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-	Setback From	Setback From Right-
County Road	125 feet	65 feet
Township Road	98 feet	65 feet

* The more restrictive standard will apply.

2. Abutting residential property
 - a. Side Yard 30 feet minimum
 - b. Rear Yard 30 feet minimum

3. Abutting non-residential property
 - a. Side Yard - 20 feet minimum
 - b. Rear Yard - 15 feet minimum
 - i. Building Height - 40 feet maximum
 - ii. Building Bulk - 50 percent of net site area maximum