

SECTION 12 - JB-JESSENLAND HIGHWAY SERVICE BUSINESS DISTRICT

Subdivision 1. Purpose.

The JB-1 JESSENLAND HIGHWAY SERVICE BUSINESS DISTRICT is intended to provide a district that will allow compact and convenient limited highway-oriented business, closely related to existing urban areas and major highways in the town and at standards that will not impair the traffic-carrying capabilities of abutting roads and highways.

Subdivision 2. Permitted Uses.

The following uses shall be permitted within the B-1 BUSINESS DISTRICT.

1. Agriculture.
2. Automobile laundries, car wash.
3. Automobile service stations for the sale of gasoline, oil, accessories and electric charging.
4. Bowling alleys.
5. Drive-in retail stores or service uses.
6. Drive-in restaurants or similar uses that provide goods and services to patrons in automobiles.
7. Drive-in theater.
8. Landscape nursery, garden store.
9. Marine and boat sales.
10. Miniature golf course or archery or golf driving range.
11. Motel, motor hotel or tourist camp.
12. Franchised automobile and farm implement dealers.
13. Professional office.
14. Restaurant, tea room, cafe or tavern.
15. Signs and billboards, as regulated in SECTION 14.
16. Solar production, up to 40 kW, as regulated by SECTION 14 General Regulations, Subdivision 19, Solar Production

Subdivision 3. Conditional Uses.

The following uses may be allowed in the JB-1 BUSINESS DISTRICT, subject to the provisions of SECTION 15.

1. Other highway-oriented business activities of the same general character as listed in Subdivision 2 of this SECTION.
2. Warehousing of a type consistent with the character of a highway-oriented business activities.
3. Manufactured home parks, as regulated in SECTION 14.
4. Solar production, forty-one (41) kW to one hundred (100) kW, as regulated by SECTION 14 General Regulations, Subdivision 19, Solar Production.
5. Solar production, greater than one hundred (100) kW, as regulated by SECTION 14 General Regulations, Subdivision 19, Solar Production.

Subdivision 4. District Regulations.

1. Height Regulations:
No building shall hereafter be erected or structurally altered to exceed thirty-five (35) feet in height.

2. Front Yard Regulations:
 - a. There shall be a minimum front yard setback of seventy-five (75) feet from the right-of-way line of any public road or highway and in no case less than one hundred twenty five (125) feet from the centerline.
 - b. When the front of a property does not meet a public roadway there shall be a minimum front yard setback that is at least as great as the required rear yard setback.
3. Side yard Regulations:
 - a. There shall be a side yard having a width of not less than fifteen (15) feet on each side of a building.
 - b. Except that no building shall be located within a thirty (30) feet of any side lot line abutting a lot in any district other than business or industrial.
4. Rear Yard Regulations:

There shall be a rear yard having a depth of not less than forty (40) feet.
5. Lot Width Regulations:

Every lot or tract shall have a width of not less than one (100) feet abutting a public right-of-way.
6. Lot Coverage Regulations:

Not more than fifty (50) percent of the lot or plot area shall be occupied by buildings.
7. Lot Area Regulations:

Every lot or plot of land on which a structure is erected shall contain an area of not less than (2) acres. Not more than thirty (30) percent of the lot or plot shall be occupied by buildings.
8. Lot Width and Depth Regulations:

Every lot or plot of land on which a structure is erected shall have a minimum width of not less than two hundred (200) feet at the building setback line and a minimum depth of two hundred (200) feet.
9. Slopes
 - a. No building shall be erected on more than an eighteen (18) percent slope without a licensed engineer's approved plan
 - b. No building shall be erected within seventy-five (75) feet of the top or bottom of a slope exceeding eighteen (18) percent without a licensed engineer's approved plan.