

LYON COUNTY ZONING REGULATIONS

ARTICLE 5 (B), GENERAL BUSINESS DISTRICT

501. INTENT OF THE (B), GENERAL BUSINESS DISTRICT

It is the intent of the (B), General Business District to provide locations for various types of retail trade, service business and office uses, which are necessary to the County, and to provide for the regulating of density and intensity of use. It is intended that except in rare instances, these districts will be located on highways or major thoroughfares. Each such district will require ingress and egress to the highway or thoroughfare, so the location of the districts must be carefully determined. In no case are these districts intended to “strip” the thoroughfares of the county.

502. ALLOWABLE USES

Only those uses listed on Table 502 shall be permitted in the (B), General Business District. Uses that are allowed by Special Use must make application to the Planning Board who will hold a public hearing and make a recommendation to the Governing Body, who will make the final approval or denial. Some allowable and Special Uses have one or more conditions listed. All of such conditions must be complied with as if they were set out within the chart.

**TABLE 502
ALLOWABLE AND SPECIAL USES**

X= Allowed outright

S= Allowed as Special Use (After approval of Planning Board and Governing Body)

C= Allowed with certain specified conditions

#	USE	TYPE
1.	AUCTION SALES BUT NOT INCLUDING LIVESTOCK	X
2.	AUTOMOTIVE PARTS AND MACHINERY SERVICE	X
3.	BAKERIES AND CONFECTIONARIES	X
4.	BANKS AND SAVINGS AND LOAN ASSOCIATIONS	X
5.	BARBER SHOPS AND BEAUTY SHOPS	X
6.	BEER PARLORS, TAVERNS, NIGHTCLUBS, AND PRIVATE CLUBS	S
7.	BICYCLE SHOPS AND MOTOR-CYCLE SHOPS-SALES AND SERVICE	X
8.	BOOK BINDING	X
9.	BOWLING ALLEYS	X
10.	BUS, CAB AND RAILROAD STATIONS	S
11.	CAR WASH	X
12.	CLINICS, INCLUDING ANIMAL	X
13.	DRESSMAKING, MILLINERY, OR TAILORING	X
14.	DRUGSTORES	X
15.	DRY CLEANING PLANTS EMPLOYING NO MORE THAN 3 EMPLOYEES	X
16.	ENTERTAINMENT ORIENTED BUSINESS	S
17.	FEED STORES	X
18.	FLORIST	X

X= Allowed outright

S= Allowed as Special Use (After approval of Planning Board and Governing Body)

C= Allowed with certain specified conditions

#	USE	TYPE
19.	FOOD STORAGE LOCKERS	S
20.	FRUIT AND VEGETABLE MARKETS	X
21.	GREENHOUSE, NURSERY AND GARDEN SUPPLIES	X
22.	GROCERY, MEAT MARKETS	X
23.	HEALTH CLUBS	X
24.	KENNELS, BOARDING AND BREEDING	S
25.	LAWN AND GARDEN SERVICES	X
26.	LODGE HALLS, FRATERNAL ORGANIZATIONS	X
27.	MACHINERY SHOPS	S
28.	MEDICAL, DENTAL, OPTICAL CLINICS AND OFFICES	X
29.	MOTELS, HOTELS	X
30.	MOTOR VEHICLE REPAIR	S
31.	MOTOR VEHICLE SALES	X
32.	OIL AND GAS EXPLORATION DRILLING AND PRODUCTION	S
33.	PACKAGE LIQUOR STORE	X
34.	PAINTING AND DECORATING SHOPS	X
35.	PARKING LOTS	X
36.	PAWN SHOPS	X
37.	PHOTOGRAPHIC STUDIOS	X
38.	POOL AND BILLIARD HALL	S
39.	PROFESSIONAL OFFICE	X
40.	PUBLIC BUILDINGS OR USES	X
41.	RADIO/TELEVISION STATIONS	X
42.	RESTAURANTS, INCLUDING DRIVE INS	X
43.	RETAIL SALES	X
44.	RECREATIONAL ACTIVITIES	X
45.	ROOFING -WEATHERPROOFING SALES AND SERVICE	X
46.	SALES AND SHOWROOMS	X
47.	SALE OF DAIRY PRODUCTS FROZEN AND SEMI-FROZEN	X
48.	SHEET METAL, PLUMBING, HEAT AND AIR CONDITIONING SHOPS	S
49.	SCHOOLS, BUSINESS AND PROFESSIONAL	X
50.	SELF SERVICE LAUNDRIES	X
51.	SERVICE STATIONS	S
52.	SIGN SHOPS	X
53.	STORAGE BUILDINGS	S
54.	REPAIR AND SERVICING OF HOUSEHOLD APPLIANCE AND ELECTRICAL EQUIPMENT	X
55.	TELECOMMUNICATION TOWERS	S

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**TABLE 502 (Continued)
ALLOWABLE AND SPECIAL USES**

X= Allowed outright

S= Allowed as Special Use (After approval of Planning Board and Governing Body)

C= Allowed with certain specified conditions

#	USE	TYPE
56.	THEATERS INCLUDING DRIVE INS	X
57.	TRAVEL TRAILER PARKS	S (1)
58.	TRUCK WASH	S
59.	UNDERTAKING ESTABLISHMENTS-FUNERAL HOMES	X
60.	UPHOLSTERING AND FURNITURE REPAIR SHOPS	X
61.	USE CAR SALES AND SERVICE, NOT INCLUDING SALVAGE OR WRECKING OF ANY KIND	X
62.	UTILITY SUBSTATIONS AND TELEPHONE EXCHANGES	S
63.	VETERINARY CLINICS	X (2)
64.	WHOLESALE ESTABLISHMENTS	X

CONDITIONS REQUIRED ABOVE.

1. Site Plan must be submitted showing the complete layout of the park, with stall sizes, drive access, any permanent structures and also pre-approval of the Lyon County Health Department for Sewage and Water systems.
2. A Special Use permit is required where the clinic is also used as a boarding or breeding kennel.

SECTION 503. YARD REGULATIONS

Minimum front, side and rear yards shall conform to the following table. Front yard setbacks shall be measured from the public street right-of-way.

**TABLE 503
YARD REGULATIONS**

USE	MINIMUM FRONT YARD	MINIMUM SIDE YARD	MINIMUM REAR YARD
ALL PERMITTED USES	50 FEET	15 FEET	25 FEET
OTHER USES IN A B COMMERCIAL DISTRICT	AS APPROVED BY THE PLANNING BOARD	AS APPROVED BY THE PLANNING BOARD	AS APPROVED BY THE PLANNING BOARD

NOTE! 1. CORNER LOTS SHALL PROVIDE THE SAME FRONT YARD ON BOTH STREETS. 2. THERE SHALL BE A SIDE AND/OR REAR YARD OF 75 FEET FOR ANY STRUCTURE AND 25 FEET FOR ANY PARKING LOT FOR ANY BUSINESS USE, WHICH ABUTS A RESIDENTIAL DISTRICT.

SECTION 504. MINIMUM YARD FRONTAGE

In the (B), General Business District, there shall be a minimum yard width for permitted uses of at least 100 feet, unless specifically reduced by the Planning Board. The minimum width, for Special Uses permitted, will be as approved by the Planning Board.

SECTION 505. HEIGHT REGULATIONS

There shall be no height restrictions for permitted uses in the (B), General Business District. All other uses permitted by special use may be built to a height approved by the Planning Board.

SECTION 506. OFF STREET PARKING

Regulations relating to required off street parking for uses in the (B), General Business District are set forth in Article 9, of these regulations.

SECTION 507. ACCESSORY USES

Regulations relating to accessory uses in the (B), General Business District are set forth in Article 8, of

these regulations.

SECTION 508. SIGN REGULATIONS

Allowable Signs and regulations for the (B), General Business District are set forth in Article 12, of these regulations.

SECTION 509. SCREENING REQUIRED ADJACENT TO RESIDENTIAL DISTRICTS

Whenever a (B), General Business District is adjacent to an (R), Residential District, screening to protect the residential use from the effect of the commercial use shall be installed. Screening shall consist of a fence, wall or evergreen plantings at least six (6) feet in height and having a visual density of 90% solid. Screening located adjacent to the front yard of an adjacent residential use shall not exceed four (4) feet in height. All screening shall be erected within three (3) feet of the adjacent property line. Evergreen screening of a type and size specified by the Planning Board may be allowed at the time of rezoning.