Section 13. River Business District (B-R)

A. Purpose

The purpose of the River Business District is to provide for the maintenance, development and redevelopment of lands and buildings in river-oriented locations that have historically been used for economic activity, or for which there is opportunity for such activity. It is intended that development and redevelopment proceed in a way that respects and maintains the environmental and scenic qualities of the river.

B. Permitted Uses

The following uses are permitted in the River Business District:

The following resource protection uses:

(1) Uses listed in Section 1 of this Article, Natural Resource Protection District, paragraph B

The following resource production uses:

(2) Timber harvesting

The following residential uses:

(3) Single family, Two-family, & Multifamily dwellings, except that no residential use shall occur on a floor at street level without an equivalent area of allowed commercial, professional services, industrial, or utility uses as defined below, in a building at street level on the same lot of record.

(4) Mobile home parks existing as of November 4, 2008 *(added 11/11/08)*

The following municipal and institutional uses:

(5) Municipal uses *(added 6/20/06)*
(6) Quasi-public facilities

The following commercial uses:

(7) Auction barns
(8) Auto repair garages
(9) Boat and marine sales and service
(10) Clinics for animals
(11) Commercial schools
(12) Fast food restaurants, excluding drive-through windows
(13) Financial services
(14) Hair salons

(15) Hotels and motels
(16) Inns
(17) Leasing, rental, and storage facilities
(18) Outdoor boat storage
(19) Personal services
(20) Publishing of newspapers, magazines, and books
(21) Retail sales and rental of goods and equipment, provided there is no exterior storage or display of motor vehicles
(22) Sit-down restaurants
(23) Storage within barns or similar accessory structures existing as of the date of adoption of this Ordinance
(24) Theaters and entertainment, excluding games and activities common to amusement parks
(25) Low impact uses, as defined in this Ordinance and not otherwise allowed in this district, that meet the terms of Article VII, Section 4(9)
(26) Technical services
(27) Function Hall *(Added 06/17/09)*

The following professional services:

(28) Professional offices
(29) Health service facilities

The following industrial uses:

(30) Agricultural products processing plants
(31) Manufacturing
(32) Printing plants
(33) Research and development
(34) Storage and maintenance of construction equipment
(35) Tradesmen's shops
(36) Warehousing, excluding truck terminals
(37) Wholesale trade

The following utility uses:

(38) Commercial parking facilities
(39) Essential services
(40) Public utilities
(41) Road construction

The following accessory activities:

(42) Accessory uses
(43) Home occupations
(44) Homestay

C. Uses Permitted as Special Exceptions

The following uses may be permitted only upon approval as special exceptions in accordance with the appropriate provisions of this Ordinance:

None

D. Prohibited Uses

Uses not allowed as permitted uses or special exceptions are prohibited within this district.

E. Standards

(1) The standards of performance of Article X, Parts I and II, shall be observed.

(2) The following space and bulk standards shall apply:

MINIMUM LOT AREA	
Residential	None
Nonresidential	None
MINIMUM LOT AREA PER DWELLING UNIT	
Single Family	5000 sq. ft.~~Not permitted~~
Two-Family dwellings	5,000 sq. ft. ~~Not permitted~~
Multifamily dwellings	1,500 sq. ft.
Elderly congregate housing	Not permitted
MINIMUM STREET FRONTAGE	None
MINIMUM SETBACKS	
Front, side, and back	None
Normal high water mark	
Parking lots and paved surfaces	75 feet
Structures	30 feet
Side and back yard for nonresidential use abutting a residential district or a lot wholly or partially in residential use	25 feet
MAXIMUM BUILDING COVERAGE	70 percent
MAXIMUM GROUND COVERAGE	70 percent
MAXIMUM BUILDING OR STRUCTURE HEIGHT	
Residential	40 feet
Nonresidential	40 feet
MINIMUM DISTANCE BETWEEN PRINCIPAL BUILDINGS ON SAME LOT	~~None~~ 15 feet

(3) Screening

Multifamily and nonresidential uses abutting a residential use on a separate lot of record or district shall provide screening in accordance with the standards in Article X, Part II, Section 3, of this Ordinance.

(4) Shoreland Area
Unless otherwise noted, properties within shoreland areas shall comply with the additional standards set forth in Article X, Part I, Section 1, of this Ordinance.

(5) Historic Areas
Properties within historic areas shall comply with the additional standards set forth in Article X, Part I, Section 3 of this Ordinance.