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**SEGREGATED BUSINESS DISTRICT (SB)**

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## **ARTICLE 9: SEGREGATED BUSINESS DISTRICT (SB)**

### **SECTION 9.01: PURPOSE**

The Segregated Business District is intended to accommodate industrial uses which must be segregated because of the inherent nuisance impacts which cannot be made compatible with other uses through the application of minimum performance standards. The creation of the Segregated Business District recognizes the potential for public nuisance, infrastructure, and operational incompatibilities between permitted uses and those of other districts. Accordingly, the standards for this District are designed to accommodate intensive industrial uses having potentially severe adverse impacts. This District should be linked to locations with appropriate environmental characteristics and existing or planned industrial facilities. Standards of performances shall assure that nuisances caused by land uses within the Segregated Business District will have minimal impact on adjacent areas. The locational requirements of intensive use districts shall be recognized as a “Segregated Business District” and be discouraged from being utilized for any type of less intensive uses. In addition, future development of all sites within this District shall meet the requirements and standards set forth in *Article 19, Performance Requirements, Section 19.18, Schedule of District Regulations and Minimum Performance Standards*, and as outlined within this Ordinance.

### **SECTION 9.02: PRINCIPAL USES PERMITTED BY RIGHT**

A principal use listed in *Article 15, Principal Uses Permitted in Districts, Section 15.05, Table 15, Use vs. District Nomograph*, in any district denoted by the letter "Y," is a use permitted by right, provided that all other requirements of federal, state, county, and local law and this Ordinance have been met and further provided that a zoning compliance certificate has been issued in accordance with *Article 26, Administration and Enforcement, Section 26.03, Zoning Compliance Certificate*.

### **SECTION 9.03: ACCESSORY USES**

An Accessory Use is a land use whose purpose is incidental and subordinate to the principal use of the land and is permitted by right within the individual districts. See also *Article 16, Detailed Use Regulations, Section 16.03, Accessory Uses, and Section 16.04, Detailed Accessory Use Regulations*.

### **SECTION 9.04: SPECIAL USE PERMITS**

A principal use listed in *Article 15, Principal Uses Permitted in Districts, Section 15.05, Table 15, Use vs. District Nomograph*, may be permitted as a Special Land Use in any district denoted by the letter "5," provided that the requirements of *Article 17, Special Land Uses* have also been met.

### **SECTION 9.05: TEMPORARY AND SPECIFIC TEMPORARY USE PERMITS**

A principal use may be allowed under a temporary or specific temporary use permit as designated by the letter "T" or "SK" in *Article 15, Principal Uses Permitted in Districts, Section 15.05, Table 15, Use vs. District Nomograph*, and must conform to all requirements of this Ordinance as designated in *Article 16, Detailed Use Regulations*.

# ARTICLE 9 – SEGREGATED BUSINESS DISTRICT

## SECTION 9.06: PRINCIPAL USES NOT PERMITTED

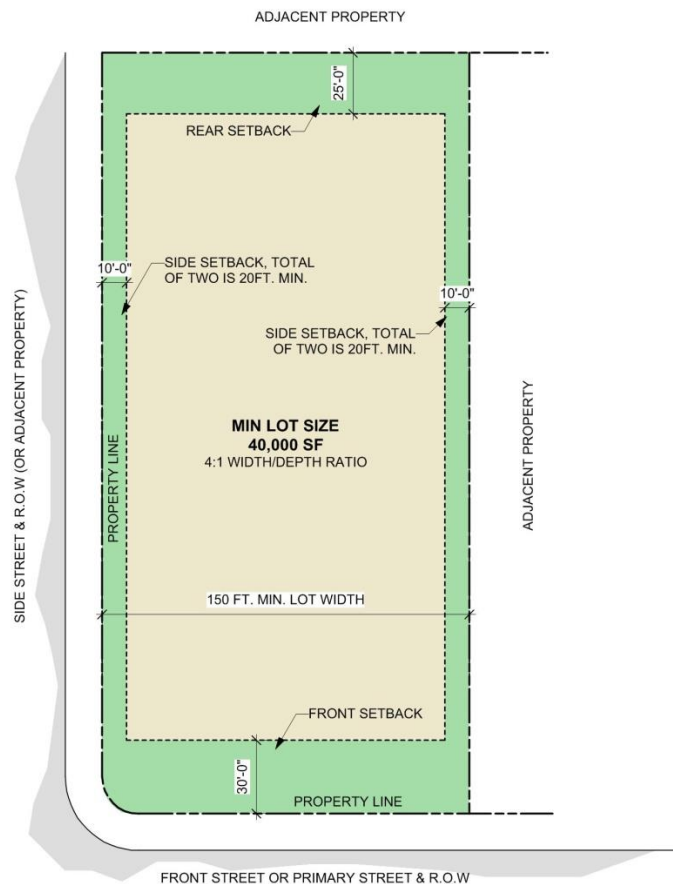
A principal use specified in Article 15, *Principal Uses Permitted in Districts, Section 15.05, Table 15, Use vs. District Nomograph*, is not permitted if the "District" column remains blank.

## SECTION 9.07: RELATIONSHIP TO OTHER ARTICLES

Uses permitted by right, Y, under a special, S, temporary, T, or specific temporary, SK, land use permit shall be subject to all criteria and other regulations as are specified herein and in other articles of this Ordinance.

## SECTION 9.08: SCHEDULE OF DISTRICT REGULATIONS AND MINIMUM PERFORMANCE STANDARDS

Article 19, *Performance Requirements, Section 19.18, Schedule of District Regulations and Minimum Performance Standards*, outlines the minimum requirements applicable to the **Segregated Business District** and the land uses allowed within this District. The standards are minimum standards and shall be attained prior to approval and issuance of any permits and/or certificates.



SEGREGATED BUSINESS DISTRICT **[SB]** TYPICAL LOT LAYOUT DIAGRAM -