

ARTICLE 14

B-1: LOCAL BUSINESS DISTRICT

14.0 Purpose: The purpose of the B-1 Local Business District is to provide for a wide range of retail facilities and services of such a nature as to be fully compatible within the close proximity they must enjoy in a centralized business district.

14.1 Uses Permitted:

14.1.1 Major Retail Outlets: Furniture, department, clothing, shoe and variety stores, hardware, appliance, paint and wallpaper stores.

14.1.2 Food, Drug, and Beverage: Grocery stores, supermarkets, meat markets, drug stores, bakery in conjunction with retail sales, restaurants and tea rooms.

14.1.3 Specialty Shops: Gift shops, magazine, book and stationery outlets, florist shops, camera and photography shops, sporting goods.

14.1.4 Service and Recreation: Laundromat, dry cleaning and laundry pick-up stations, barber and beauty shops, shoe repair and tailor shops, mortuaries, printing shops with not more than ten (10) full-time regular employees, places of amusement and assembly.

14.1.5 Business and Professional Offices: Medical and dental offices and clinics; law offices; insurance and real estate offices; banks; finance and utility companies.

14.1.6 Automotive and Related Uses: New and used car sales, service, and repair; gasoline filling stations, motorcycle and bicycle shops; cab and bus stands and depots.

14.1.7 Motels and Motor Hotels: Subject to the provisions of Article 26.

14.1.8 Accessory uses or buildings.

14.1.9 Ponds as defined in Article 9.6 of this Resolution.

14.2 Required Lot Area and Lot Width:

Each commercial building shall be located on a lot having an area of not less than twenty thousand (20,000) square feet and a lot width of not less than one hundred (100) feet at the right-of-way line.

14.3 Building Height Regulations:

No building shall exceed three and one half (3½) stories or forty (40) feet in height.

14.4 Required Yards:

- 14.4.1 Setback - Any building constructed in the B-1 District shall be set back from the front property line no less than thirty-five (35) feet.
- 14.4.2 Side Yard - No minimum yard required, except that lots adjoining a residential district shall provide a side yard on that adjoining side equal to that required in the adjoining Residential District.
- 14.4.3 Rear Yard - Thirty five (35) feet; where a lot line abuts an alley, one half (1/2) of the width of such alley may be considered in meeting the rear yard requirements.

14.5 Reduction in Area Requirements: The lot area, frontage and yard requirement for any lot served by a public central sewage system may be reduced as hereinafter specified:

Commercial Uses - (B-1 and B-2 Districts)

Minimum Lot Area: 7,500 square feet
Minimum Lot Width: 50 feet at the right-of-way line
Set Back: No reduction
Side Yard: As provided for in Article 14.4
Rear Yard: As provided in Article 14.4

14.6 Landscaping and Parking Lot Screening Provisions:

Refer to Article 6.20 and 6.21 for regulations related to landscaping and/or parking lot screening requirements.