

Zone District: **B-1 (Neighborhood Business District)**

Purpose. The standards of this district (B-1) are designed to retain and provide areas for the sale at retail of those convenience type goods and services required by the residents of the immediate neighborhood and for those outlets which by their nature create no nuisances and serve a trade territory of only one (1) neighborhood.

Setbacks: Front 25’* Side 5’** Rear 15’**

* That portion of the parcel adjacent to an “expressway” shall provide 75’ of front setback

** Does not apply on the portion of the parcel adjacent to another parcel also in a business or Industrial zone. It does apply when the portion of the parcel is adjacent to a residential or special zone (streets and alleys not considered.).

Coverage: 50%

Max. Height 35’

Minimum Lot Width: 50’

Minimum Lot Size: 5,000 Square Feet

PERFORMANCE STANDARDS:

Sec. 17-4-5.

Schedule of District Regulations (Part IV, Nonresidential).

The applicant shall submit proof that he or she can or will meet the applicable performance standards listed below.

(1) O-1, B-1, B-2, B-3 and B-4 Districts; performance standards.

a. All portions of the land area of the parcel and the adjacent street rights-of-way and alleys upon which it fronts shall be landscaped, graded, paved, fenced, planted or covered by buildings, so that no dust will blow off the site and no soil or debris will be washed upon the sidewalks, alleys or streets from the parcel in the event of a rainstorm.

b. All outdoor storage areas shall be enclosed by tight fencing, walls or closely planted landscape material, sufficient in height to totally obscure the storage areas as seen from a height of five (5) feet along the property line, and such areas and all others shall be constructed, used and maintained to have an orderly appearance at all times.

c. No sound, smoke, odor, vibration, dust, glare or heat shall be measurable beyond the outer boundaries of the parcel.

Outdoor Lighting **§ 17-4-52 Outdoor Lighting Performance Standards.**

Off Street Parking **§ 17-4-43. Off-street parking non-residential.**

Landscape: **Required. § 17-4-7**

Public Sidewalks: **§ 17-4-44**

Permitted Uses **Uses by right.**

§ 17-4-51 (4)

1. Bakery (retail only).
2. Beauty and barbershop.
3. Drugstore.
4. Floral shop (retail only).
5. Grocery store.
6. Laundry and dry cleaning, self-service.
7. Meat market.
8. Office.
9. Service station.
10. Shoe repair shop.

11. Sign, business.
12. Utilities as outlined in Section 17-4-30.
13. Car wash (self-service only).
14. Residential uses that existed before February 1, 1968.

Uses by review. A use by review is any of the following uses which are permitted only upon issuance of a special use permit.

1. Bed and breakfast home.
2. Residence, single-family.
- 2a. Residence, two-family (duplex).
3. Restaurant.
4. Bed and breakfast inn.
5. Any use which is permitted as a use by right in a B-2 Zone District.