

ARTICLE 11

LOCAL BUSINESS DISTRICT (B-1)

Sec. 11-1. PURPOSE

The intent of this district is to provide for a limited number of existing or potential low intensity office, business and commercial facilities. The provisions of this district are intended to permit the continuance of existing and compatible business and commercial developments which benefit from being in close proximity to each other; to avoid the development of any large general strip commercial or business developments; to encourage such future low intensity development to occur on vacant land where the natural characteristics of such land are suitable for this type of development; to avoid undue traffic congestion on minor streets by directing such development to abut upon or have relatively close access to major transportation arteries; and to discourage any encroachment by industrial, residential or other uses considered capable of adversely affecting the localized commercial and business characteristics of the district.

Sec. 11-2. PERMITTED USES

1. Uses permitted by right.

a. Retail-commercial sales and service:

- 1) Food stores;
- 2) Dry good stores;
- 3) Household and family service establishments;
- 4) Recreation and sport stores;

- 5) Drugstores and pharmacies;
 - 6) Business service establishments.
 - b. Professional and personal services:
 - 1) Personal service establishments;
 - 2) Professional services.
 - c. Churches and other houses of worship (See Section 14-5);
 - d. Governmental buildings and facilities;
 - e. Public and private utilities, excluding sanitary landfills, incinerators, refuse and trash dumps (See Section 14-12).
2. Accessory structures permitted.
- Garages, storage rooms and other structures which are customarily incidental to the principal structure.
3. Uses permitted by special exceptions.
- a. Eating establishments;
 - b. Financial institutions;
 - c. Gasoline service stations and car washes (See Section 14-7);
 - d. Child Day Care Centers (See Section 14-4).

Sec. 11-3. DIMENSIONAL REQUIREMENTS

All principal and accessory structures shall be located and constructed in accordance with Section 11-4 where it applies, as well as to the following requirements:

1. Retail-commercial sales and service; Professional and personal services; Eating establishments; and Financial institutions.
- a. Minimum lot area No limitations
 - b. Minimum yard setbacks
 - 1) Front 25 feet

- 2) Side, street 15 feet
- 3) Side interior 0 feet
 - (a) Except where the rear yard abuts a residential district 25 feet
 - c. Maximum building height of principal structure 35 feet
 - d. Maximum lot coverage No limitations

2. Accessory structures.

An accessory structure shall not exceed two (2) stories or twenty-five (25) feet in height.

3. Additional requirements.

- a. No parking, storage or similar use shall be permitted in the required front yards of this district, except that automobile parking is permitted in such yards if separated by at least one hundred (100) feet from any single family residential district.
- b. No parking, storage or similar use shall be permitted in any required side yard (interior or street) of this district adjoining a single family residential district.

Sec. 11-4. SPECIAL REGULATIONS

In addition to Section 11-3, Dimensional Requirements, the following regulations shall apply where required:

- 1. Access (See Section 15-2);
- 2. Flood hazard areas (See Section 15-6);
- 3. Nonconforming uses (See Section 15-10);
- 4. Off-street parking and loading facilities (See Section 15-11);

5. Site plan approval process (See Article 16).