## Section 3.14 B-1 Neighborhood Business District.

| PREAMBLE |
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| The B-1 Business District is designed to meet the day-to-day convenience shopping and service needs of persons residing in adjacent residential areas. The B-1 District shall encourage uses and design that are compatible with, and accessible to, nearby residential uses, thus reducing the number of vehicle trips required in these areas. |

| PERMITTED USES | SPECIAL LAND USES | ACCESSORY USES |
|---|---|---|
| • Artist Studio<br>• Child/Adult Day Care Center and Preschools ***7.03(6)***<br>• Contractor's Office ***7.03(9)***<br>• Essential Public Utility Services<br>• Financial Institutions<br>• General Retail, Small to Mid-Format (up to 30,000 sq. ft.)<br>• Government Office Building/Courthouse/Public Police and Fire Services<br>• Home Improvement Centers and Garden Centers, Small to Mid-Format (up to 30,000 sq. ft.) ***7.03(17)***<br>• Incubator Kitchen or Catering Facility<br>• Indoor Recreational Business ***7.03(21)***<br>• Live/Work ***7.03(23)***<br>• Medical Office<br>• Personal Service Establishments<br>• Pharmacy<br>• Post Office<br>• Professional Office<br>• Public Library, Museum, Art Center, Community Center<br>• Public Parks<br>• Residential/Commercial Mixed-Use ***7.02(2)***<br>• Restaurant<br>• Temporary Buildings and Uses ***7.03(43)***<br>• Tutoring and Instructional Services | • Banquet/Assembly/Meeting Halls (less than 75 persons) ***7.03(5)***<br>• Bars and Taprooms<br>• Business or Trade Schools<br>• Drive-Through Facilities ***7.03(11)***<br>• Indoor Recreational Business ***7.03(21)***<br>• Institutions of Higher Learning<br>• K-12 Schools, Public or Private<br>• Microbreweries, Wineries and Distilleries<br>• Outdoor Sales and Display ***7.03(33)***<br>• Parking as a Principal Use ***7.03(34)***<br>• Religious Institutions, Private Clubs, and Lodges (less than 75 persons) ***7.03(39)***<br>• Theater<br>• Veterinary Clinic or Animal Grooming ***7.03(46)*** | • Accessory Buildings, Structures and Uses ***Section 8.03***<br>• Drive-Through Facilities ***7.03(11)***<br>• Outdoor Dining and Seating ***7.03(31)***<br>• Outdoor Sales and Display ***7.03(33)*** |

The above list is a summary of Principal Permitted Uses, Special Land Uses, and Accessory Uses in the district. Uses provided with a section reference indicates uses that have specific use standards. Refer to ***Article 2*** for definitions of uses.

| DIMENSION REGULATIONS | | | |
|---|---|---|---|
| **Lot Standards** | | **Minimum Setbacks** | |
| Min. Lot Area (sq. ft.) | -- | Front Yard (ft.) | 5 ft. |
| Min. Lot Width (ft.) | -- | Side Yard (one) (ft.) | 5 ft. ***(A)*** |
| Max. Lot Coverage | -- | Side Yard (total of 2) (ft.) | 10 ft. ***(A)*** |
| Min. Floor Area/Unit | | Street Sides (ft.) | 5 ft. |
| Max. Building Height (ft.) | 30 ft. | Rear Yard (ft.) | 15 ft. ***(B)*** |
| Max. Building Height (stories) | | | |
| **Footnotes:** Refer to ***Section 4.02*** wherever a footnote is referenced in parentheses after one of the design regulations. | | | |