

## SECTION 22 "B-1" BUSINESS DISTRICT

**General Purpose and Description:** The "B-1" Business District is intended for office facilities, neighborhood shopping facilities and retail and commercial facilities of a service character. The B-1 District is established to accommodate the daily and frequent needs of the community.

**22.1 Use Regulations:** A building or premise shall be used only for the following purposes:

1. Banks or savings and loans containing no more than 10,000 square feet of floor space.
2. Clinic, medical or dental containing no more than 10,000 square feet of floor space.
3. Food store with floor space not greater than twenty thousand (20,000) square feet.
4. Furniture and appliance, retail sales containing no more than 20,000 square feet of floor space.
5. Laboratory, medical or dental containing no more than 10,000 square feet of floor space.
6. Lithographic or print shop, retail only.
7. Tool rental (inside only).
8. Other general retail sales of similar nature and character provided that the business establishment is subject to the following conditions, which shall be applicable to all uses in the district:
  - a. The business shall be conducted wholly within an enclosed building;
  - b. Required yards shall not be used for display, sale or storage of merchandise or for the storage of vehicles, equipment, containers or waste material;
  - c. All merchandise shall be sold at retail on the premises; and
  - d. Such use shall not be objectionable because of odor, excessive light, smoke, dust, noise, vibration or similar nuisance.
9. Other uses as listed in [Section 30](#) of this ordinance.

The following specific uses shall be permitted in the B-1 District, when granted in accordance with [Section 31](#):

1. Gasoline service station with associated automobile repair facility with floor space not greater than two thousand five hundred (2500) square feet.
2. Other uses as listed in [Section 30](#) of this ordinance.

**22.2 Height Regulations:** No building shall exceed one hundred (100) feet in height, except cooling towers, roof gables, chimneys, vent stacks or mechanical equipment rooms, which may project not more than twelve (12) feet beyond maximum building height.

**22.3 Area Regulations:**

1. **Size of Yards:**
  - a. **Front Yard:** Twenty-five (25) feet measured from the front property line. (60) foot front yard.
  - b. **Side Yard:** Adjacent to a street-twenty-five (25) feet; adjacent to a residential district property line twenty (20) feet; other conditions ten (10) feet.
  - c. **Rear Yard:** Twenty (20) feet for any building or structure. If an alley is not required, a masonry or wood wall of a minimum height of six (6) feet shall be constructed adjacent to the rear property line to provide a barrier between the adjoining uses.
  - d. **Special Side or Rear Yard Requirement;** When a nonresidential zoned lot or tract abuts upon a zoning district boundary line dividing the lot or tract from a residentially zoned lot or tract, a minimum side yard of twenty (20) feet shall be provided on the nonresidential property. A masonry or wood wall having a minimum height of six (6) feet above the average grade of the residential property shall be

constructed on the non-residential property adjacent to the common side (or rear) property line.

2. Size of Lot:

a. Minimum Lot Area: None

b. Minimum Lot Width: None

c. Minimum Lot Depth: None

3. Lot Coverage: No more than forty percent (40%) of the lot area shall be covered by buildings.

**22.4** Parking Regulations: Off-street parking and loading shall be provided as set forth in [Section 32](#).