

## **ARTICLE 11 BUSINESS DISTRICTS**

### **SECTION 1100 B-1, NEIGHBORHOOD BUSINESS**

#### **SECTION 1102 PURPOSE**

The purpose of the B-1, Neighborhood Business District is to provide a mix of small commercial, office, and public uses designed to serve the convenience purposes of a neighborhood market. The scale of development within the B-1, Neighborhood Business District shall be compatible with surrounding residential development that the neighborhood business district is designed to serve.

#### **SECTION 1104 PERMITTED USES**

The following uses are permitted within the B-1 Neighborhood Business District:

- a. Retail sales establishments not exceeding 50,000 square feet in gross floor area.
- b. Bakeries
- c. Barber and beauty shops
- d. Delicatessens
- e. Florists
- f. Laundromats
- g. Medical and dental offices and clinics
- h. Restaurants
- i. Taverns
- j. Theaters
- k. Dry cleaners
- l. Offices, banks, financial institutions, and insurance agencies
- m. Personal and professional services
- n. Federal, State, county, or municipal buildings
- o. Public parks and playgrounds
- p. Contractor's office, excluding contractor's yard
- q. Essential services
- r. Museums
- s. Religious institutions
- t. Accessory uses
- u. Home occupations
- v. Public swimming pools
- w. Funeral homes
- x. Assisted living centers
- y. Nursing homes
- z. Public and parochial schools

- aa. Temporary roadside agricultural produce stands no closer than 50' to the right of way of any street or highway. Adequate temporary parking must be provided and all goods sold must be locally grown.
- bb. Construction trailers and sales offices on 10 acres

**SECTION 1106 SPECIAL EXCEPTION**

The following special exceptions shall be permitted within the B-1, Neighborhood Business District only as specifically authorized by the Board of Zoning Appeals in accordance with the regulations of Section 320 of this Ordinance:

- a. One-family dwellings
- b. Two-family dwellings
- c. Multi-family dwellings
- d. Auto sales, service and repair
- e. Commercial recreation facilities
- f. Private clubs
- g. Cellular communications facilities
- h. Child care centers

## SECTION 1108 LOT AND YARD REQUIREMENTS

The following lot and yard requirements shall apply within the B-1, Neighborhood Business District.

Use	All permitted uses and special exceptions identified in B-1 Neighborhood Business District, excluding One-, Two-, and Multi-family dwellings	Multi-family dwellings	One- and Two-family dwellings
Minimum Lot Size	11,000 square feet	1.5 acres	.75 acres
Maximum Lot Coverage	60 percent	60 percent	35 percent
Minimum Road Frontage	75 feet	100 feet	50 feet
Minimum Yard Requirements:			
Front Yard Setback*	Arterial: 75' Collector: 65' Local: 60'		
Side Yard Setback	20 feet	30 feet	10 feet
Rear Yard Setback	20 feet	30 feet	20 feet
Maximum Building Height	45 feet	45 feet	45 feet
Minimum Ground Floor Area for Principal Use	750 square feet	750 square feet	900 square feet

*\*Indicates the minimum distance required from the front of a proposed structure to the centerline of the adjacent public and private roadway(s)*

## **SECTION 1110 B-2, COMMUNITY BUSINESS**

### **SECTION 1112 PURPOSE**

The purpose of the B-2, Community Business District is to provide a mix of commercial, office, public, and small-scale industrial uses which meet the needs of a community wide market.

### **SECTION 1114 PERMITTED USES**

The following uses are permitted within the B-2, Community Business District:

- a. Retail sales establishments
- b. Bakeries
- c. Barber and beauty shops
- d. Delicatessens
- e. Florists
- f. Accessory uses
- g. Laundromats
- h. Medical and dental offices and clinics
- i. Restaurants
- j. Taverns
- k. Dry cleaners
- l. Offices, banks, financial institutions, and insurance agencies
- m. Personal and professional services
- n. Federal, State, county, or municipal buildings
- o. Public parks and playgrounds
- p. Contractor's office, excluding contractor's yard
- q. Essential services
- r. Museums
- s. Religious institutions
- t. Auto sales, service and repairs
- u. Hotels and motels
- v. Private clubs
- w. Drive-in businesses
- x. Veterinary hospitals
- y. Kennels
- z. Theaters
- aa. Hospitals
- bb. Farm implement sales, service, and repair
- cc. Home occupations
- dd. Public swimming pools
- ee. Funeral homes
- ff. Printing shops
- gg. Mini storage buildings
- hh. Assisted living centers

- ii. Nursing homes

## **SECTION 1116 SPECIAL EXCEPTIONS**

The following special exceptions shall be permitted within the B-2, Community Business District only as specifically authorized by the Board of Zoning Appeals in accordance with the regulations of Section 320 of the Ordinance.

- a. Building supply store, including lumber sales
- b. Commercial recreation facilities
- c. Multi-family dwellings
- d. Wholesale businesses
- e. Commercial schools
- f. Public transportation terminals
- g. Mobile home sales
- h. Drive-in businesses
- i. Truck stops
- j. Cellular communications facilities
- k. Recreational vehicle parks

## SECTION 1118 LOT AND YARD REQUIREMENTS

The following lot and yard requirements shall apply within the B-2, Community Business District:

Use	Multi-family dwellings	All permitted uses and special exceptions identified in B-2 Community Business District, except multi-family dwellings
Minimum Lot Size	1.5 acres	.5 acre
Maximum Lot Coverage	60 percent	60 percent
Minimum Road Frontage	100 feet	120 feet
Minimum Yard Requirements:		
Front Yard Setback*	Arterial: 75' Collector: 65' Local: 65'	
Side Yard Setback	30 feet	30 feet
Rear Yard Setback	30 feet	30 feet
Maximum Building Height	45 feet	45 feet
Minimum Ground Floor Area for Principal Use	750 square feet	750 square feet

*\*Indicates the minimum distance required from the front of a proposed structure to the centerline of the adjacent public and private roadway(s)*