

## **B-1 Neighborhood Commercial.**

### § 285-58

- A.** Philosophy. This District is designed to enable the continuation and new development of low-intensity retail and professional land uses that meet the daily needs of an adjacent residential neighborhood. All uses, except for parking and unloading, must be conducted within the principal building.
- B.** Allowed uses:
- (1) Restaurants with seating that can accommodate no more than 25 customers at one time.
  - (2) Professional offices for no more than two practicing professionals per principal structure.
  - (3) Child-care facilities.
  - (4) Tailor shops, shoe sales and repair shops, barber shops, beauty shops, photographic studios, laundromats, florist shops.
  - (5) Grocery stores, pharmacies, bakeries.
  - (6) Business offices for no more than three employees.
  - (7) Residences above the first floor in the principal structure on the lot.
  - (8) Convenience store.  
[Added 6-2-2016 by Ord. No. 45]
  - (9) Grocery store.  
[Added 6-2-2016 by Ord. No. 45]
  - (10) Delicatessen.  
[Added 6-2-2016 by Ord. No. 45]
  - (11) Boutique.  
[Added 6-2-2016 by Ord. No. 45]
- C.** Special permit uses:
- (1) Restaurants with seating for more than 25 customers at one time or requiring a lot larger than 8,000 square feet in area.
  - (2) Taverns.
  - (3) Membership clubs.
  - (4) Funeral parlors.
  - (5) Bed-and-breakfasts.
  - (6) Enlargement of nonconforming uses.
  - (7) Residences below the second floor of the principal structure on the lot.
- D.** Lot characteristics:
- (1) Maximum (note: maximum) lot area: 12,000 square feet.
  - (2) Minimum lot width at front building line: 25 feet.
  - (3) Minimum setbacks:
    - (a) Front: 10 feet.
    - (b) Rear: 40 feet.

- (c) Side(s): 10 feet total of both sides.
- (4) Maximum lot coverage: 50%.
- (5) Maximum density: Not applicable.
- E. Maximum building height: 40 feet.
- F. Off-street parking: See parking schedule, § 285-91. All residences use schedule for R-4 Zone.

§ 285-59 **B-2 Community Commercial.**

- A. Philosophy. This District is designed to accommodate those commercial users which predominantly serve a market broader than an individual neighborhood and by their nature must be primarily accessed by automobile. The intensity and nature of these uses are such that they are the predominant land uses and make them inappropriate in residential districts.
- B. Allowed uses:
  - (1) All uses allowed in the B-1 Zone with the following additions:
    - (a) Restaurants with seating that can accommodate no more than 50 customers at one time; and
    - (b) Professional offices for no more than 10 professionals, conducting business collectively or individually and not employing more than 1.25 persons each.
  - (2) Retail home furnishings stores.
  - (3) Liquor stores, video rental stores, sporting goods stores, auto supply stores, clothing stores, hobby shops.
  - (4) Branch banks.
  - (5) Health-related facilities, nonintensive.
  - (6) Business offices for no more than 10 employees.
  - (7) Studio.
  - (8) Convenience store.  
[Added 6-2-2016 by Ord. No. 45]
  - (9) Grocery store.  
[Added 6-2-2016 by Ord. No. 45]
  - (10) Delicatessen.  
[Added 6-2-2016 by Ord. No. 45]
  - (11) Boutique.  
[Added 6-2-2016 by Ord. No. 45]
  - (12) Gift shop.  
[Added 6-2-2016 by Ord. No. 45]
- C. Special permit uses:
  - (1) Uses requiring a special permit in a B-1 Zone.
  - (2) Gasoline filling stations and auto service stations.
  - (3) Enlargement of nonconforming uses.
  - (4) Community residential facilities.
- D. Lot characteristics:

(1) Maximum (note: maximum) lot area: 20,000 square feet.

(2) Minimum lot width at front of building line: 40 feet.

(3) Minimum setbacks:

(a) Front: 10 feet.

(b) Rear: 40 feet.

(c) Side(s): 10 feet total of both sides.

(4) Maximum lot coverage: 60%.

(5) Maximum density: Not applicable.

E. Maximum building height: 40 feet.

F. Off-street parking: See parking schedule, § **285-91**. All residences use schedule for R-4