

Section 4-10 NEIGHBORHOOD BUSINESS DISTRICT - B-1

4-10.1 INTENT

The B-1 Neighborhood Business District is intended to preserve and promote the small commercial enclaves that are located within or on the fringe of residential areas. These small scale businesses will not generate a significant amount of traffic and serve as a convenience to the residents of the immediate neighborhood. It is the intent of this district to establish an area where businesses that are complimentary to residential districts may locate.

4-10.2 PERMITTED USES

BANKS/FINANCIAL INSTITUTIONS

BUSINESS/ PROFESSIONAL SERVICES OFFICES

COMMERCIAL ESTABLISHMENTS that specialize in the provision of goods and services. Establishments that would be permitted are those with a low volume of customers whose visit lasts a lengthy period of time or those establishments with a moderate volume of customers who make short, quick visits. No establishment shall generate a substantial number of customers at one time.

GOVERNMENT OFFICES

POST OFFICE or postal substations

4-10.3 SPECIAL USES

OUTSIDE ACTIVITY: Any use that involves commercial, service and storage activities conducted outside of the principal building.

COMMERCIAL establishments or organizations having temporary or occasional exterior activities, such as food sales, wholesale distributions, craft sales, etc.

CLUBS, lodges, public meeting halls, theaters and similar places of assembly or recreation

COMMERCIAL ESTABLISHMENTS that generate a high volume of customers, such as a convenience store, or have characteristics that could substantially disrupt the surrounding area

HEALTH CARE/SERVICE ESTABLISHMENTS

TAVERN/LOUNGE

4-10.4 RESTRICTIONS

Any use listed above and any special uses that have received a permit may locate in the B-1 district provided that the following restrictions are complied with:

A) Limited Size: The gross floor area of any commercial or service establishment located in this district shall not exceed three-thousand square feet.

B) Dwelling units and lodging rooms are only permitted in upstairs apartments. The apartments must be secondary to the use of the building as a commercial establishment.

4-10.5 LOT & STRUCTURE REQUIREMENTS

Every principal building erected in the B-1 District shall conform to the following requirements:

A) Minimum Lot Area	10,000 Sq. Ft.
B) Minimum Lot Width	
1) At the established building line	75 Feet
C) Minimum Lot Depth	100 Feet
D) Minimum Set Backs	
1) From front lot line	30 Feet
2) From any side lot line	10 Feet
3) From rear lot line	25 Feet
4) From principal structure on adjacent lot	20 Feet
5) From corner lot line on both street frontages	30 Feet
6) Accessory Buildings	
a) From principal building	10 Feet
b) From rear lot line	8 Feet
c) From side lot line	5 Feet
d) Maximum structure height	25 Feet
E) Maximum Structure Height	35 Feet
F) Maximum Floor Area Ratio	1.2
G) Maximum Percentage of Lot Coverage	30%

4-10.6 OFF-STREET PARKING & LOADING SPACE REQUIREMENTS

4-10.6(A) Location:

A) Parking spaces accessory to any dwellings located in any Business district shall either be located on the same lot as the dwelling or on another parcel within two-hundred feet of the residential premises. Parking lots accessory to any commercial uses located in any Business district shall be located within five-hundred feet of the use serviced; provided that no portion of any such parking lot shall extend into any residential district.

B) In any Business district, off-street parking facilities for different buildings or uses may be provided collectively. The total number of spaces located together must equal or exceed the total sum of the spaces required for each individual use. All regulations governing the location of parking spaces in relation to the uses served must be observed.

C) No commercial vehicle exceeding five ton cargo capacity shall be parked, stored, or staged anywhere in this district except for normal loading, unloading, and service calls upon businesses.

D) Any access way (driveway) to any off-street parking lot or loading berth shall be located at least ten feet from any side lot line.

4-10.6(B) Minimum Required Number of Spaces:

All uses located within this district shall provide the minimum number of parking spaces and loading space as required in Article 6.