ARTICLE 14

B-1 LOCAL BUSINESS DISTRICT

14-100. PURPOSE:

The **B-1** Local Business District is intended to provide areas to be used by retail or service establishments to supply convenience goods or personal services for the daily needs of the residents living in adjacent residential neighborhoods. The district is designed to encourage shopping centers with planned off-street parking and loading and provide for existing individual or small groups of local stores. This district is normally located on primary or secondary thoroughfares, is relatively small in size and has bulk standards comparable to the bulk standards for low-density residential districts.

14-101. USES PERMITTED:

14-101.1. Retail businesses, which supply commodities on the premises, such as but not limited to:

Apparel store
Bakery, in which the manufacture of goods is limited principally to goods retailed on the premises only
Book and stationery store
Camera store
Candy and confectionery store
Dairy products store
Delicatessen
Drug store
Floral shop
Gift shop
Convenience food store
Hardware store
Ice cream store
Meat market
Shoe store
Sporting goods store

14-101.2. Personal service establishments, which perform services on the premises, such as but not limited to: ***(Ord. #1579, 4/17/06)***

Barber shop
Beauty parlor
Dry cleaner, but not a central plant serving more than one retail outlet
Laundry and dry cleaner, self-service only
Music school
Photographic studio
Shoe repair shop
Tailor shop

14-101.3. Business service establishments, which perform services on the premises, such as but not limited to:

Currency exchange
Financial institutions
Insurance agency
Loan company
Real estate office

14-101.4. Temporary uses in accordance with **Section 4-107**.

14-102. SPECIAL USES PERMITTED (in accordance with **Section 26-108**):

Gas regulator stations, telephone exchanges and electric substations operated by quasi-public utilities.

Antennas and Telecommunication Towers in accordance with **Section 4-108**. (***Ord. #1283,12/21/98***)

Child Care Nurseries ***(Ord. #1579, 4/17/06)***

14-103. ACCESSORY USES PERMITTED:

Accessory uses, buildings or other structures and devices customarily incidental to and commonly associated with a Permitted Use or Special Use may be permitted, provided they are operated and maintained under the same ownership, on the same parcel and do not include structures or features inconsistent with the Permitted or Special Use.

14-104. SITE AND STRUCTURE REQUIREMENTS:

14-104.1. Minimum lot area: No requirement.

14-104.2. Minimum lot width: No requirement.

14-104.3. Minimum yards:

14-104.3.1. Front: 20 feet.

14-104.3.2. Side: On corner lots, 20 feet along the side street; on interior lots, 10 feet. (***Ord. #869, 7/18/88***)

14-104.3.3. Rear: 20 feet.

14-104.3.4. Except that building setback lines shall also observe the standards contained in Article 25.

14-104.4. Maximum height: 40 feet.

14-104.5. Maximum lot coverage: 50 per cent.

14-104.6. Transitional yards:

14-104.6.1. When lots in a **B-1** District front on a street and at least fifty (50) per cent of the frontage directly across the street between the two (2) consecutive intersecting streets is in a Residential District, the building line setbacks for the Residential District shall apply to the said lots in the Business District.

14-104.6.2. In a **B-1** District where a side lot line abuts side or rear lot line of property in an adjacent Residential District, a yard shall be provided along the business side lot line. This yard shall be equal in dimension to the minimum side yard which would be required under this Ordinance for a residential use on the adjacent property in the Residential District.

14-104.6.3. In a **B-1** District where the extension of a front or side lot line coincides with the front lot line of an adjacent lot located in a Residential District, a yard equal in depth to the minimum setback required by this Ordinance on such adjacent lot in the Residential District shall be provided along such front or side lot line for a distance of at least twenty-five (25) feet, including the width of any intervening alley, from such lot in the Residential District.

14-104.6.4. Transitional yards shall be unobstructed from the lowest level to the sky except as allowed in **Section 3-102.2.**

14-105. SPECIAL PROVISIONS:

14-105.1. Enclosure of Operations: All business, servicing or processing shall be conducted within completely enclosed buildings, except:

Sidewalk cafes

Off-street parking or loading

14-105.2. Parking Requirements: In accordance with Article 23. In addition, the parking of trucks when accessory to the conduct of a permitted use, shall be limited to vehicles having not over one and one-half tons load capacity, except for pick-up and delivery services to the premises.

14-105.3. Sign Requirements: In accordance with Article 22.

14-105.4. Scope of Operations: All business establishments shall be retail trade or service establishments dealing directly with consumers, and all goods produced on the premises shall be sold on the premises where produced. All wearing apparel shall be new merchandise.

14-105.5. Conversion of residential structures to commercial use is prohibited unless a special use permit is approved by the Plan Commission as provided in **Section 26-108.**