

CHAPTER 1166 **B-1 GENERAL BUSINESS DISTRICT**

1166.01 PURPOSE

The purpose of the B-1, General Business, District is to provide for convenience and other shopping, personal and professional services.

1166.02 PRINCIPALLY PERMITTED USES

Principally permitted uses are as follows:

- A. Personal Services
- B. Retail Business
- C. Offices
- D. Financial Institutions
- E. Restaurants
- F. Fast Food Restaurants
- G. Taverns
- H. Hotels/Motels
- I. Clubs
- J. Automotive Services
- K. Automotive Filling Stations
- L. Drive-In Commercial Uses
- M. Funeral Homes

1166.03 PERMITTED ACCESSORY USES

Permitted accessory uses are as follows:

Any use or structure customarily accessory to any B-1 District permitted use.

1166.04 CONDITIONALLY PERMITTED USES

Conditionally permitted uses are as follows:

- A. Public Service Facilities
- B. Non-Commercial Recreation

- C. Commercial Recreation
- D. Educational Institutions
- E. Religious Places of Worship
- F. Bed and Breakfast Establishments
- G. Single Family Dwellings
- H. Two Family Dwellings
- I. Multi-Family Dwellings
- J. Public Recreation
- K. Nursing Homes
- L. Commercial Schools
- M. Automotive Sales
- N. Commercial Entertainment
- O. Animal Hospitals and Clinics
- P. Clinics

Q. Day Care Facilities

- R. Wholesale Business
- S. Building and Related Trades
- T. Lock and Store Warehousing
- U. Farm and Heavy Equipment Sales and Service
- V. Hospitals
- W. Mixed Uses
- X. Assisted Living Facilities
- Y. Home Occupations

1166.05 MINIMUM LOT AREA AND WIDTH

The minimum lot area and width for properties in the B-1 District shall not be less than 20,000 square feet and a width of not less than 100 feet.

1166.06 MINIMUM FRONT YARD SETBACK

- A. The minimum front yard setback for properties in the B-1 District shall be 40 feet.
- A. No accessory buildings shall be located in the front yard area.

1166.07 MINIMUM SIDE YARD SETBACK

- A. The minimum side yard setback for properties in the B-1 District shall be 15 feet.
- B. Accessory buildings shall be located no closer than ten (10) feet to the side yard property line. They are also restricted from platted easement areas.

1166.08 MINIMUM REAR YARD SETBACK

- A. The minimum rear yard setback for properties in the B-1 District shall be 20 feet.
- A. Accessory buildings shall be located no closer than ten (10) feet to the rear property line. They are also restricted from platted easement areas.

1166.09 MAXIMUM HEIGHT REGULATION

The maximum height for structures in the B-1 District is as follows:

No principal or accessory structure shall exceed 45 feet in height.

1166.10 OFF-STREET PARKING AND LOADING

Off-street parking and loading shall be as specified in Chapter 1181, Off-Street Parking and Loading.

1166.11 LAND USE INTENSITY

In the B-1, General Business, District the maximum lot coverage shall be 40%.