

CHAPTER 13

“B-1” NEIGHBORHOOD BUSINESS DISTRICT

13.01 PURPOSE

It is intended that each of the Business Districts named and described in the following Chapters shall be distinctive from the others, as indicated by the definition in Chapter 2. Because of their distinctions of purpose and of characteristics as to uses permitted, size, location, and development standards, they are not interchangeable at specific locations on the Zoning District Map. The purposes and characteristics of these Business Districts are as set forth in the following Chapters.

The neighborhood Business District is intended to provide for the development of small shopping centers, including a variety of small retail establishments offering convenience goods and services to immediately surrounding residential areas. Uses in these centers must be compatible with surrounding residential uses and not be large generators of traffic. Such centers should be located at or near the intersections of thoroughfares.

13.02 USE REGULATIONS

1. PRINCIPAL PERMITTED USES

- A. Non-residential uses of the types permitted in residential districts as follows:

Public and parochial schools, not including colleges and universities

Churches and offices of civic, religious, and charitable organizations

Private clubs, lodges, fraternity, and sorority houses

- B. Residential Uses:

Single-family and two-family dwellings as allowed and regulated in the R-2 general residential district (amended November 2022)

- C. Retail sales, personal service and office establishments of the types listed hereunder, but not including drive-in facilities, provided each such establishment occupies a total floor area on not more than 4,000 square feet, except that, for retail stores engaged primarily in the sale of foods for home preparation and consumption, the total floor area shall not be more than 20,000 square feet:

Grocery store, food market, dairy store, delicatessen, party

store
 Open air produce markets
 Bakery, with the production of bakery goods limited to goods sold on the premises
 Drug stores, including fountain
 Hardware store limited primarily to retail sales
 Flower shop, for the sale of plants, flower and accessory materials not produced on the premises
 Barber and beauty shops
 Dry cleaning and laundry pick-up services Self-service laundry and dry cleaning
 Garden supply centers, with or without nursery stock
 Shoeshine and shoe repair shop, hat cleaning and blocking
 Tailor or dressmaking shop
 News stand
 Offices in which goods or merchandise are not produced, displayed, stored, exchanged, or sold of the following types:
 Medical and dental offices and clinics
 Legal, engineering, architectural, accounting, and similar professional offices
 Accounting, bookkeeping, and auditing service
 Real Estate and insurance offices

- D. Gasoline service station limited to 22,500 square feet of lot area and subject to compliance with the requirements of Section 19.03.
- E. Funeral home or mortuary

2. **CONDITIONAL PERMITTED USES** (Subject to approval by Board of Zoning Appeals)

Any other retail business or personal service determined by the Board of Appeals to be of the same general character as those permitted in B or C above and demonstrated as necessary to serve the normal day-to-day needs of the population in the adjoining neighborhoods, but not including any uses first listed as permitted in the B-2 District.

3. **PLANNED DEVELOPMENT PROJECTS** (Subject to Approval by Zoning Commission)

Neighborhood shopping centers (See Section 16.04) Rural service center (See Section 16.04)

4. **ACCESSORY PERMITTED USES**

Signs, as regulated by Section 18.02
Off-street parking, as required by Chapter 17
Any use customarily incidental to the principal permitted use

13.03 AREA AND DIMENSIONAL STANDARDS

If the project involves a street extension, more than one business, or a new building in a shopping center, evidence of approval from the County Regional Planning Commission shall be required.

All structures shall comply with the dimensional requirements set forth hereunder:

13.031 Minimum Front-Yard Depth

Minimum front-yard depth shall be the height of the building, but not less than thirty (30) feet.

13.032 Minimum Side and Rear Yards

The schedule of side- and rear-yard dimensions shall be as follows:

A. Yards adjoining a lot line in a business or industrial district:

No side yard or rear yard is required, but a use serviced from the side or rear shall have access thereto for loading and unloading in accordance with Section 17.03.

B. Yards adjoining a lot line of a residential or O-I-A District shall be as follows:

Based on the dimension of building wall parallel or most nearly parallel with the side or rear lot line, the width of side yard and depth of rear yard shall be determined in accordance with the following formula:

$$\text{(Height of wall + Length of wall)} \div 4 = \text{Width or depth of yard}$$

Provided, however, that no side-yard width shall be less than fifteen (15) feet and no rear-yard depth shall be less than 20 feet, AND THAT NO SIDE-YARD WIDTH OR REAR-YARD DEPTH SHALL BE REQUIRED TO BE MORE THAN 40 FEET.

13.033 Maximum Height Limits

The maximum height of structures shall be 30 feet or 2 stories.