

SECTION 13
B-1 - LOCAL BUSINESS DISTRICT - OFFICE, LIGHT RETAIL, AND
NEIGHBORHOOD SERVICES

§ 13.1. General Purpose and Description.

The Local Business District - B-1 is intended for office facilities, neighborhood shopping facilities, and retail and commercial facilities of a service character. The B-1 District is established to accommodate the daily and frequent needs of the community. The following regulations shall be applicable to all uses in the district:

13.1.1 The business shall be conducted wholly within an enclosed building.

13.1.2 Required yards shall not be used for display, sale, or storage of merchandise or for the storage of vehicles, equipment, containers, or waste material.

13.1.3 All merchandise shall be sold at retail on the premises.

13.1.4 Such use shall not be objectionable because of odor, excessive light, smoke, dust, noise, vibration, or similar nuisance.

(Ordinance 00-04-18)

§ 13.2. Permitted Uses.

A building or premise shall be used only for the following purposes:

13.2.1 Discount, variety, or department store of not greater than twenty thousand (20,000) square feet floor space.

13.2.2 Food store with floor space not greater than twenty thousand (20,000) square feet.

13.2.3 Any use permitted in the preceding R-1, R-2, or MF Districts.

13.2.4 Banks or finance companies.

13.2.5 Dining Restaurants.

13.2.6 Offices.

13.2.7 Personal service shops (i.e. beauty, barber, nautilus, gym).

13.2.8 Animal grooming (no outdoor boarding).

13.2.9 Funeral home, mortuary, or ambulance service.

13.2.10 Repair/service shops (excluding garages).

13.2.11 Nurseries.

13.2.12 Other uses as listed in Section 18 of this ordinance.

(Ordinance 00-04-18)

§ 13.3. Permitted Specific Uses.

The following specific uses shall be permitted in the B-I District, when granted in accordance with Section 25:

13.3.1 Broadcasting facilities, radios, television, or microwave tower (Ordinance of 7/9/96).

13.3.2 Automobile service station with associated minor automobile repair facility with floor space not greater than two thousand five hundred (2,500) square feet

13.3.3 Outdoor advertising-billboards.

13.3.4 Other uses as listed in Section 18 of this ordinance.
(Ordinance 00-04-18)

§ 13.4. Height and Area Regulations.

Minimum area of lot shall be two (2) times the total floor area of the building;

Front yard - 25' (except in the Central Business District where there is no minimum required).

Rear yard - 10' (except in the Central Business District where there is no minimum required).

Side Yard - 5' (except in the Central Business District where there is no minimum required).

Lot width - Not less than 50' - (except in the Central Business District where there is no minimum required).

Lot coverage - no minimum coverage required.

Height of building - not to exceed 2-1/2 stories.

(Central business District is on Franklin Avenue between Front Street and Main Street).

(Ordinance 96-07-09 adopted 7/9/96)

§ 13.5. Parking Regulations.

Off-street parking and loading shall be provided as set forth in Section 20.

(Ordinance 96-07-09 adopted 7/9/96)