

§ 94-10.7.1. B-1 Business Zone District. [Amended 12-15-2008 by Ord. No. 925]

Regulations controlling the B-1 Business Zone District shall be as follows:

A. Permitted uses.

- (1) Within any B-1 Zone, no building or land shall be used in whole or in part for any industrial or manufacturing purpose or for any other than the following specified purposes:
 - (a) Stores and shops for the conduct of any retail trade or service use, such as but not limited to general merchandise stores; furniture, home furnishings and equipment stores; household appliance, radio and television and music stores; apparel and accessory stores; drugstores; jewelry stores; barbershops; shoe repair shops; bakeries; laundromats; florist shops; beauty shops; tailor shops; and similar service uses.
 - (b) Banks, fiduciary institutions and indoor theaters.
 - (c) Business and professional offices.
 - (d) Telephone exchanges, telegraph and express offices.
 - (e) Residential uses, either as a mixed use or as separate dwelling units. **[Added 10-1-2012 by Ord. No. 989]**
- (2) For the above uses, no wholesale merchandising or distributing shall be permitted and no merchandise shall be carried or stored in or about the building, structure, enclosure or land other than that intended to be sold at retail within such building, structure, enclosure or land. No business or use shall be carried on in connection with any merchandising establishments or permitted in any building, structure or upon any land which is or is likely to be injurious, obnoxious, offensive or dangerous, by reason of noise, smoke, odor, gas, dust or other objectionable or hazardous features, or which for any reason would hinder, interfere with or detrimentally affect the health, safety, comfort or general welfare of the Borough.
- (3) Only electric motive power shall be used for operating any machinery used incidentally to a permitted use. No junk, defunct motor vehicles, scrap materials or motor vehicles advertised for sale or held as stock-in-trade shall be stored or allowed to remain out of doors.

B. (Reserved)¹

C. Permitted accessory uses.

- (1) Private garages subject to the provisions of § 94-8.19.
- (2) Other customary accessory uses and buildings, subject to § 94-5.8, provided that such uses are incidental to the principal use and do not include any activity commonly

1. Editor's Note: Former § 94-10.7B, Prohibited uses, was repealed 10-1-2012 by Ord. No. 989.

conducted as a business. Any such accessory use shall be located on the same lot as principal building.

- (3) Signs, subject to the provisions of § 94-8.34.
 - (4) Fences and hedges, subject to the provisions of § 94-8.16.
 - (5) Off-street parking, subject to the provisions of § 94-8.26.
- D. Conditional uses, subject to the provisions of Article IX of this chapter.
- (1) Places of worship.
 - (2) Educational uses.
 - (3) Public utilities.
- E. Standards and regulations shall be in accordance with the provisions of this chapter and with the schedule referred to in § 94-10.1 and contained herein.