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### **Section 5-3.1. B-1, Limited business district:**

It is the intent of the B-1 zoning district to encourage the formation and continuance of quiet and uncongested neighborhood-scale commercial nodes and corridors, providing compatible professional business offices together with certain residential and neighborhood commercial uses that fulfill the daily needs of the surrounding residents and which will not adversely affect but enhance quality of life in adjacent residential areas by creating an appropriate transition from medium-density commercial into lower-density residential areas.

(a) *Permitted uses:* The following uses shall be permitted in the B-1 zoning district:

1. All uses permitted in the neighborhood office (ON) and the single-family residential zoning district (R-1).
2. Establishments providing certain convenience items and services to the public such as:
  - a. Barber shops, beauty shops, nail shops and tanning salons;
  - b. Flower shops, card shops, gift shops, video stores, tobacco shops, bait/tackle shops, news-stands and magazine stands;
  - c. Laundromats and dry cleaning pickup stations;
  - d. Telephone stores, cable TV service stores, internet cafes;
  - e. Grocery stores, convenience stores, pharmacies, health food stores, confectioneries, bakeries, pretzel or cookie shops, where products are sold predominantly at retail;
  - f. Clothing/shoe stores.
3. Establishments of a business character providing services of a specialized nature to individuals or other businesses, such as:
  - a. Copying/printing services;
  - b. Post offices, mailing/delivery services;
  - c. Film development establishments;
  - d. Bicycle repair;
  - e. Watch, clock and jewelry repair services.
4. Social, cultural and health facilities, including:
  - a. Public and private kindergarten, elementary or secondary schools;
  - b. Adult and child daycare;
  - c. Specialized training schools such as martial arts, yoga, and dance studios;
  - d. Libraries and museums;
  - e. Health clubs and fitness centers;
  - f. Cemeteries;
  - g. Places of worship;
  - h. Public recreational facilities;
  - i. Hospitals and medical clinics;
  - j. Professional, civic, and cultural associations/organizations;

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- k. Nursing homes and assisted-living facilities;
  - l. Veterinary services and pet grooming businesses;
  - m. Artist and photographic studios and art galleries.
5. Business and professional offices, such as:
- a. Legal services such as lawyer's offices, paralegal services and stenographers;
  - b. Government offices;
  - c. Engineering, architecture, planning, and surveying services;
  - d. Financial services such as banks, credit unions, savings and loan companies, mortgage companies, investment counseling, accountants, and appraisers;
  - e. Marketing services such as advertising companies, opinion poll companies, telemarketing companies;
  - f. Insurance companies;
  - g. Real estate offices such as realtors, property managers, and leasing offices.
- (b) *Conditional uses:* The following uses shall be permitted on a conditional basis in any B-1 zoning district, subject to the stated conditions:
1. Administrative offices of construction firms provided that no trucks, heavy commercial vehicles, equipment, or materials are stored on-site.
  2. All conditional uses permitted in the R-1 zoning district subject to the conditions stated therein.
  3. Eating establishments, provided there are no drive-through windows.
  4. Full-service restaurants provided that:
    - a. The establishments do not operate during hours when meals are not being served,
    - b. The establishments do not offer catered events;
    - c. No "cover" or similar admission charge is collected for entrance;
    - d. Music, whether live or recorded, or indoor or outdoor, is not in violation of the city noise ordinance at section 13-126:
    - e. If located within five hundred (500) feet of a residentially used or zoned parcel, the establishments close by 10:00 p.m.; and
    - f. There are no drive-through windows.
  5. Up to four (4) multi-family dwelling units provided that: (a) the units are located over commercial uses and (b) parcel is not located within the Dorchester Road Corridor I, Dorchester Road Corridor II, the University Boulevard, or the Ladson Road overlay districts.
  6. Retail establishments for the sale of furniture, home furnishings, bicycles, or antiques, provided that (a) the establishment does not exceed three thousand (3,000) square feet in size and (b) no more than twenty-five (25) per cent of the total floor area is used for storage/stock rooms.
  7. Recording studios, provided the building is sound proofed and no noise emanates into adjoining units or properties.
  8. Parking lots as a principal use provided that no parking spaces designed or designated for semi-tractor-trailers are included.
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(Ord. No. 1990-34, 6-28-90; Ord. No. 1991-16, 5-9-91; Ord. No. 1995-5, 3-7-95; Ord. No. 2002-003, 1-10-02; Ord. No. 2002-087, 11-26-02; Ord. No. 2003-016, 2-27-03; Ord. No. 2009-49, 9-24-09; Ord. No. 2020-007, Exh. A, 1-23-2020; Ord. No. 2021-009, Exh. A, 2-25-2021)