
Sec. Z-402. B-1B District—Neighborhood shopping/office zone.

The B-1B district is to accommodate light commercial and office uses. This district is characteristically located near residential districts and is primarily meant to cater to the everyday needs of a limited residential area.

1. *Permitted Uses.*¹
 - a. Single-family and two-family residences at R-2 space requirements.
 - b. Triplex and quadplex residences at the R-2 space requirements.
 - c. 44-45 - Retail Trade; limited to:
 - 442 - Furniture and Home Furnishings Store.
 - 443 - Electronics and Appliance Stores.
 - 445 - Food and Beverage Stores.
 - 446 - Health and Personal Care Stores.
 - 447 - Gasoline Stations.
 - 448 - Clothing and Clothing Accessories Store.
 - 451 - Sporting Goods, Hobby, Book, and Music Stores.
 - 453 - Miscellaneous Store Retailers; except for:
 - Manufactured (Mobile) Home Dealers (45393).
 - d. 52 - Finance and Insurance.
 - e. 53 - Real Estate and Rental and Leasing; limited to:
 - 531 - Real Estate; except for:
 - Lessors of Mini-warehouses and self-storage units (53113).
 - 532 - Rental and Leasing Services; limited to:
 - Video Tape and Disc Rental (53223).
 - Other Consumer Goods Rental (53229).
 - f. 54 - Professional, Scientific, and Technical Services; except for:
 - 541 - Other Professional, Scientific, and Technical Services;
 - Veterinary Services (54194).
 - g. 62 - Health Care and Social Assistance; limited to:
 - 621 - Ambulatory Health Care Services; except for:
 - Outpatient Care Centers (6214).
 - Other Ambulatory Health Care Services (6219).
 - 624 - Social Assistance; limited to:

¹Note(s)— Permitted use section terminology reference is the 2002 North American Industrial Classification System (NAICS).

Services for the Elderly and Persons with Disabilities (62412).

Child Day Care Services (6244).

- h. 72 - Accommodation and Food Services; limited to:
 - 722 - Food Services and Drinking Places; limited to:
 - Full - Service Restaurants (7221).
 - i. 81 - Other Services (except Public Administration); limited to:
 - 811 - Repair and Maintenance; limited to:
 - Electronic and Precision Equipment Repair and Maintenance (8112).
 - Personal and Household Goods Repair and Maintenance; limited to:
 - Footwear and Leather Goods Repair (81143).
 - Other Personal and Household Goods Repair and Maintenance (81149).
 - 812 - Personal and Laundry Services; limited to:
 - Personal Care Services (8121).
 - Drycleaning and Laundry Services; except for:
 - Linen and Uniform Supply (81233).
 - Other Personal Services; except for:
 - Pet Care (except Veterinary) Services (81291).
 - Parking Lots and Garages (81293).
 - 813 - Religious, Grant Making, Civic, Professional, and Similar Organizations
 - j. Parking lots for permitted uses.
 - k. Signs - as specified in Chapter 2, Section Z-216.
2. *Uses Permitted by Special Use Permit Only.* Same as in R-M District, private golf, swimming or tennis clubs and automobile sales.
 3. *Space Requirements.* (See chart at end of this Chapter.)
 4. *Off-Street Parking, Loading and Unloading.* Shall be provided in accordance with Chapter 2, Section Z-213 and Z-214 of this Ordinance.

(Ord. No. 14-17, 10-2014; Ord. No. 22-17, 12-2022)