

ARTICLE XII. - TOWN CENTER DISTRICT B-1

Sec. 58-12.1. - Intent.

The town center district, B-1, provides primarily for retail shopping and personal services to be developed either as a unit or in individual parcels oriented to attracting pedestrian shoppers, tourism, and local convenience. Recognizing the economic value of the existing historical area, it shall further be the intent of the district to encourage the retention and rehabilitation of structures and uses in the district that have historic and/or architectural significance. The range, size, hours of operation, lighting, signs, and other developmental aspects of permitted uses may be limited in order to enhance the general character and historic nature of the district.

(Ord. No. 2021-002, 11-23-2021)

Sec. 58-12.2. - Area regulations.

There are no area regulations in the B-1 district, except for the requirement to connect to municipal sewer systems for new structures. Individual sewage disposal systems are prohibited. The required area for any such use shall be set by the local health official.

(Ord. No. 2021-002, 11-23-2021)

Sec. 58-12.3. - Setback and yard regulations.

- (a) *Front.* Structures in the B-1 district may be located to within five feet of any street right-of-way.
- (b) *Side.* Side yards shall have the same regulations as front yards when abutting a street right-of-way. There are no side yard regulations when abutting adjoining similar commercial uses. There shall be a side yard of 25 feet or more when abutting a residential district.
- (c) *Rear.* Rear yards shall have the same regulations as side yards.

(Ord. No. 2021-002, 11-23-2021)

Sec. 58-12.4. - Height regulations.

Permitted uses in the B-1 district may be erected up to 35 feet in height from grade: Building not more than three stories above grade. Chimneys, flues, cooling towers, flagpoles, radio or communication towers, or their accessory facilities not normally occupied by workers are excluded from this limitation. Parapet walls may be permitted per the building code above the height of the building on which the walls rest.

(Ord. No. 2021-002, 11-23-2021)

Sec. 58-12.5. - Coverage regulations.

Maximum buildable lot coverage in the B-1 district shall not exceed 85 percent of the total lot area.

(Ord. No. 2021-002, 11-23-2021)