

**808 B-1 BUSINESS DISTRICT**

**808.01 Purpose**

**This District is intended to provide for the development or continued use of land for a variety of retail, service, and administrative establishments required to satisfy the needs of the overall community. This District is also intended to accommodate retail trade establishments in the community.**

**808.02 Uses**

**A. Permitted Uses**

- 1. Small food stores such as bakery shops, retail only; candy and ice cream stores; drug stores; grocery and delicatessen stores; carry out beverage and snack shops; pizzerias, carry out only;**
- 2. Hardware and paint stores.**
- 3. Shoe repair shops.**
- 4. Barber and beauty shops.**
- 5. Pick-up stations for dry cleaning and laundry; dry cleaning and laundromats of the self-service type.**
- 6. Shops producing merchandise to be sold on the premises, provided that not more than five (5) persons are employed on the premises in such production.**
- 7. Accessory buildings incidental to the principal use. Such facilities are subject to regulations under Section 817.**
- 8. Professional offices.**
- 9. Banks and financial institutions.**
- 10. Medical research facilities.**
- 11. Radio and television broadcasting studios.**
- 12. Small Contractors.**
- 13. Department stores.**

14. Establishments engaged in the retail trade of: drugs, book and stationary stores, apparel stores, florist shops, antique stores, sporting goods stores, jewelry stores, optical goods stores, furniture, home furnishing, cameras, photo supplies, hobby shops, music, musical instruments, pet sales and service, news stands, and similar retail activities.
15. Office equipment and office supplies stores.
16. Establishments engaged primarily in the fields of finance, insurance, and real estate such as banks, credit agencies, investment firms, real estate and insurance offices.
17. Miscellaneous business services such as advertising, news syndicates and employment agencies, travel bureaus and ticket offices.
18. Engineering and architectural services, legal services, accounting, auditing, and bookkeeping services.
19. Non-profit, professional, service, charitable and labor organizations.
20. Dance studios and schools.
21. Theatres, not including drive-ins.
22. Restaurants, not including drive in or fast food.
23. Billboard signs as regulated in Article XI.

**B. Conditional Uses**

The following Conditional Uses are subject to review and condition in accordance with Article XII.

1. Auto service stations.
2. Supermarkets.
3. Public libraries.
4. Business in the character of drive-in or open front store (including service stations, drive-in and fast food restaurants).

5. Indoor recreation (wholly enclosed places of recreation and amusement), i.e. bowling alleys, billiard halls, indoor tennis centers, indoor skating rinks, assembly or concert halls.
6. Night clubs, discotheques, etc.
7. Facilities for the exclusive sale, rent or lease of new or second-hand automobiles, trucks, motorcycles, boat and marine equipment, mobile homes, recreational vehicles and trailers.
8. Commercial swimming pools.
9. Builder supplies, garden supplies.
10. General automotive repair garages.
11. Car washes.
12. Motels.
13. Agricultural implement sales and service.
14. Hay, grain and feed stores.
15. Veterinary hospitals, clinics, kennels or pounds.
16. Churches, mortuaries.
17. Adult entertainment facilities.
18. Single or double family dwelling.

**808.03**

**Lot Requirements**

- |           |                          |                       |
|-----------|--------------------------|-----------------------|
| <b>A.</b> | <b>Minimum Lot Area</b>  | <b>None Specified</b> |
| <b>B.</b> | <b>Minimum Lot Width</b> | <b>None Specified</b> |

**808.04**

**Yard Requirements**

- |           |   |                |
|-----------|---|----------------|
| <b>A.</b> | <b>Minimum Front Yard Depth</b>             | <b>25 Feet</b> |
| <b>B.</b> | <b>Minimum Rear Yard Depth</b>              | <b>See 1</b>   |
| <b>C.</b> | <b>Minimum Side Yard Width on Each Side</b> | <b>See 1</b>   |

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1      **None, except when adjacent to a Residential or planned Residential District.**

**808.05      Structural Requirements**

**A. Maximum Building Height              40 Feet**

**808.06      Parking and Loading Requirements**

**A. See Article X for off-street parking and loading requirements.**

**808.07      Signs**

**A. See Article XI for size locations of permitted signs.**

**B. Site Plan Approval Required**

**To minimize traffic congestion on major roads and to protect the surrounding residential areas from any adverse activities that may be associated with such business uses, a site plan, showing the site layout, including the locations and dimensions of vehicular and pedestrian entrances, exits, driveways, and the internal vehicular circulation pattern, structure siting and dimensions, off-street parking spaces, landscaped yards, and the location and type of lighting facilities and signs shall be submitted to, and approved by the Zoning Commission prior to granting the subject zoning designation.**

**C. No zoning certificate shall be issued for B-1 use, until the applicant shall have certified to the Zoning Inspector that:**

- 1. No manufacturing, processing, packaging, or treatment of goods shall be carried on, except when incidental or accessory to the performance of services or the sale of goods to the public on the premises.**
- 2. Outdoor storage may be permitted, provide the area used for storage is located in the rear yard and is completely screened from adjoining properties by a solid fence or wall six (6) feet in height or in an enclosed structure. No materials shall be stored in such a manner as to project above the wall with the exception of vehicles and mechanical equipment.**
- 3. Exterior lighting shall be shaded wherever necessary to avoid casting direct light upon any property located in a residential district or upon any public street or highway.**

- 4. Automobile service centers and/or stations, when permitted, shall be limited to the selling and dispensing of petroleum fuel primarily to passenger vehicles and to such accessory uses as the sale and installation of lubricants, tires, batteries, accessories and supplies, incidental washing and polishing, tune-ups and brake repair.**

**Failure to comply with any of the aforementioned requirements by property owners or users will be considered a zoning violation appropriate for prosecution under the terms of this Resolution.**