

- B. Permitted Principal Uses. In the Neighborhood Business (B1) zone, no lot shall be used and no structure shall be erected, altered, or occupied for any purpose except the following:
1. Child care centers, per §432.A.
  2. Conservation.
  3. Eating and drinking establishments.
    - a. Restaurants (except drive-through and drive in), lunch counters, delicatessens, tearooms, cafes, pizzerias, ice cream shops, bakeries and coffee shops.
    - b. Bars and taverns.
  4. Municipal use and other governmental offices.
  5. Office.
    - a. Medical offices, dental offices, laboratories, physical therapy and therapeutic massage, by licensed massage therapists, and health-related professions.
    - b. Finance, insurance agencies, real estate and accounting offices.
    - c. Professional office uses of social services, design, information technology, law, engineering, architecture and similar business or professional offices.
    - d. General and administrative offices of messenger or telegraph services, call centers, as well as offices of a builder, carpenter, caterer, cleaner, contractor, decorator, electrician, furrier, mason, painter, plumber, roofer, upholsterer, and similar establishments, but excluding outdoor storage of motor vehicles, materials and equipment, or contractor's storage yards.
  6. Personal services.
    - a. Animal hospital, domestic animal daycare, animal physical therapy, and similar uses
    - b. Banks and other financial offices, including drive-thru facilities with a maximum of three (3) drive through lanes that includes ATM service.
    - c. Barber and beauty shops, nails and spa services.
    - d. Copying and shipping services.
    - e. Dance, karate facilities and martial arts studios.
    - f. Dry cleaning.
    - g. Health and fitness centers, gyms.
    - h. Laundromat or self-service laundries.
    - i. Shoe repairing.
    - j. Tailoring and dressmaking.
  7. Public parks and recreation.
  8. Retail sales.
    - a. Appliance, electronics sales and service shops, video and multi-media sales and rentals, recorded music and computer software sales.
    - b. Art or artisan studio, galleries, antique stores, and consignment shops.
    - c. Book stores.
    - d. Clothing and clothing accessory stores.
    - e. Convenience stores.
    - f. Hobby and craft stores.
    - g. Jewelers.
    - h. Lighting, carpet, and furniture stores.
    - i. Music and musical instrument stores.
    - j. Office supplies store.
    - k. Pet supplies and sales.
    - l. Pharmacy and drug stores without drive-through service.

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- m. Sporting goods and equipment.
- n. Wine, liquor and beer stores.

### 9. Services.

- a. Business and instructional schools, including trade schools, for profit and non-profit.
- b. Exterminator services.
- c. Florist, card and gift shop.
- d. Funeral homes, mortuaries, and cemeteries.
- e. Repair shops, including carpenter, cabinet making, furniture repair, plumbing, or similar.
- f. Photography studio.
- g. Technology repair service.
- h. Travel and tourism agencies.

### C. Permitted Accessory Uses & Structures. Any of the following uses and structures may be permitted, when used in conjunction with a principal use and conforming to the applicable subsection:

1. Awnings and canopies, per §432.B.
2. Balconies, chimneys and eaves.
3. Child care centers, per §432.A.
4. Fences, hedges and walls, per §506.
5. Gazebos, benches, and similar street furniture.
6. Off-street parking facilities, per §511.
7. Outdoor break area or patio, provided it is within the building envelope.
8. Personal telecommunications equipment.
9. Public, local utilities and cable television facilities, per §432.E.
10. Refuse and recycling storage facilities, per §511.
11. Residential dwelling units above ground floor non-residential principal uses.
12. Signs, per §517.
13. Sidewalks and walkways, per §513.
14. Solar energy infrastructure, per §432.C.
15. Stormwater management facilities, per §516.
16. Temporary construction trailers, per §432.F.

### D. Prohibited Uses. Any use that is not specifically permitted in §414.B is hereby prohibited, specifically drive-through restaurants and drive-through pharmacies.

### E. Bulk Requirements. Except as otherwise modified, the following bulk standards shall apply to all buildings in the B1 zone:

Minimum Requirements	Principal Structures	
	Inside Lot	Corner Lot
Lot Size (square feet)	6,000	6,000
Lot Frontage	50'	60'
Lot Depth	100'	100'
Front Yard	15'	15'
Secondary Front Yard	n/a	15'
Side Yard	10'	10'
Aggregate Side Yard	20'	n/a
Rear Yard	20'	20'
Maximum Height	35'	35'
Maximum Building Cover	30%	30%
Maximum Lot Cover	70%	70%
Open Space	25%	25%