

4.8 Local Commercial District (B-1)

(1) Purpose and Intent of Local Commercial District (B-1)

The purpose of the B-1 District is to provide a means of obtaining the commercial goals and objectives of the Town's Smart Growth Comprehensive Plan. The intent of this district is to accommodate certain limited sales and service facilities adjacent to residential areas which constitute a convenience to residents in the neighborhood and are compatible with residential uses.

(2) Permitted Uses

(A) Stores and shops in which items are sold directly to the public to include:

1. Books, stationery, newspaper or magazine stores.
2. Camera and photographic stores.
3. Candy, confectionery, or ice cream stores.
4. Card, curio and gift shops.
5. Clothes pressing establishments.
6. Drug stores.
7. Dry cleaning establishments retail only.
8. Florist shops.
9. Food stores, bakeries, grocery stores, meat and fish markets, delicatessens, and fruit and vegetable markets.
10. Garden supply stores.
11. Hardware stores.
12. Hearing aid service.
13. Liquor stores.
14. Locksmith shops.
15. Photography studios.
16. Antique shops.
17. Art and school supply stores.
18. Banks and financial institutions having no drive-in facilities.
19. Bicycle Sales, rental and repair.
20. Carpet and rug stores.
21. China and glassware stores.
22. Clothing stores.
23. Custom dress making.
24. Department stores.
25. Furniture and home furnishing stores.
26. Sporting good stores.
27. Gun shops.
28. High fidelity and stereophonic equipment.
29. Hobby shops.
30. Jewelry stores.
31. Leather goods and luggage stores
32. Music instrument sales and repairs.

33. Office supply stores.
34. Paint and wallpaper stores.
35. Radio, TV, electronic equipment-retail sales and repair.
36. Restaurants and taverns.
37. Tobacco stores.
38. Toy shops.
39. Variety stores.

(B) Professional offices for physicians, dentists, attorneys, real estate, insurance sales, and similar professional services in which services are offered to the general public on the premises.

(C) Personal services to include:

1. Barbershops.
2. Beauty salons.
3. Tailor shops.
4. Coin operated laundromats.
5. Shoe and hat repair shops.

(D) Governmental and cultural uses such as fire and police stations, community centers, libraries, public emergency shelters, parks, and playgrounds.

(3) Conditional Uses

A conditional use in this district is to permit the following uses only after public hearing and approval of the Planning and Zoning Committee in accordance with the provisions of Section 5 of this Ordinance.

(A) Lodges and fraternal buildings and nursery and day care centers.

(B) All public utility facilities, except sewage treatment plants, garbage incinerators and sanitary landfills.

(C) Up to two dwelling units above the first floor of any structure in existence as of the date of the adoption of this Ordinance.

(D) Single family residences in existence as of the date of the adoption of this Ordinance but only in conjunction with and accessory to another permitted use for residential quarters for the owner or operator of the permitted use.

(E) A temporary mobile office to be used by a business concern located in the Town of Rock during the expansion or remodeling of its existing business premises within the Town of Rock. The temporary mobile office shall be located in conjunction with its existing business premises within the Town of Rock and shall be used for only such period as shall be authorized by the Planning and Zoning Committee of the Town of Rock, which period shall not exceed 24 months.

(4) Requirements for Permitted and Conditional Uses.

Within the B-1 District the following standards shall apply:

(A) Minimum Lot Area (sewered) ----- 7,500 sq. ft.

Setbacks

Front Yard ----- 30 ft.

Rear Yard ----- 12 ft.

Side Yard ----- 10 ft.

Width at Building Line ----- 75 ft.

(B) Minimum Lot Area (unsewered) ----- 40,000 sq. ft.

Setbacks

Front Yard ----- 50 ft.

Rear Yard ----- 25 ft.

Side Yard ----- 15 ft.

Width at Building Line ----- 100 ft.

(C) Maximum Building Height ----- 35 ft.

(D) Accessory Building Side Yard Setback ----- 5 ft.

(E) Minimum Frontage on Public Road ----- 50 ft.

(F) Parking Requirements ----- One 200 sq. ft.
parking space for each 200 sq. ft. of building.

(G) Maximum Floor Area ----- 5,000 sq. ft.

(H) All front yard setbacks are also subject to Section 10.1 of this Ordinance for setbacks on Arterial, Collector, and Local Roads.