

## **Section 506. [B-1] Local Business District**

### **Section 506.01 Intent**

The B-1 Local Business District is intended for the continuation or development of small clusters of commercial and service establishments in existing rural communities or in close proximity to residential neighborhood developments. This district is not intended to provide for a full range of commercial activities, but rather, for those which generate low volumes of traffic and provide a neighborhood convenience center for the surrounding community or neighborhoods, while protecting residential areas from possible adverse effects.

### **Section 506.02 Plans Required**

A Comprehensive Site Development Plan, as specified in the Amendments Section of this Development Ordinance, shall be required for any application for a building permit or change in zoning classification or use involving the B-1 Local Business District.

### **Section 506.03 Required Conditions**

- a) The district shall abut and have access to a paved collector street.
- b) The ground floor area per establishment shall not exceed 3,500 square feet area.
- c) There shall be adequate off-street parking and loading provided as specified in the Off-Street Parking and Loading Section of this Development Ordinance.
- d) There shall be no offensive noise, smoke, odors, fumes, runoff, or other objectionable conditions.
- e) Unless otherwise provided for in this Section, all merchandise shall be stored, exhibited, and sold only within the establishment's enclosure.
- f) Refuse containers shall be placed in the rear of the establishment and screened from view.
- g) No external speakers shall be allowed.
- h) Outdoor lighting shall be limited to the minimum wattage and hours of illumination necessary for the use, and shall be of such type or installation or shall be directed so as to reflect away from or prevent direct view of the light source from all residential dwellings on adjacent property, and shall be so situated as not to glare or reflect directly onto any adjacent properties, public right-of-way, or street.
- i) Buffers/Screening from adjacent neighboring residential districts shall be installed and maintained as specified in Specific Provisions Section of this Development Ordinance.

### **Section 506.04 Permitted Uses**

In the B-1 Local Business District, the following uses are permitted:

- a) Neighborhood Grocery Stores
- b) Convenience Store
- c) Drug Store, Pharmacy
- d) Restaurants and Specialty Food Shops, excluding fast-food establishments
- e) Arts and Crafts, Dry Goods, Notions, Variety, and Gift Shops
- f) Florist
- g) Book, Stationary and Card Shops
- h) Barber Shop, Beauty shop
- i) Apparel Shops
- j) Laundry/Dry Cleaning Pick-Up Station
- k) Self-service Laundromat
- l) Hardware Stores
- m) Bank or other Financial Institution
- n) Office, Business, Professional, Service
- o) Automobile Service Station, excluding major repairs and automobile sales, and in accordance with the Specific Provisions Section of this Development Ordinance
- p) Day Care Centers, Play Schools, Nursery Schools and Kindergartens
- q) Bed and Breakfast Facilities, in accordance with Article IX, Section 900, Home Occupations, in this Ordinance.
- r) Accessory buildings and uses customarily incidental to any use allowed within the B-1 Local Business District including but not limited to storage buildings, parking lots and structures, etc., in accordance with the provisions of Accessory Structures Section of this Development Ordinance.
- s) Other uses as may be determined by the Board of Commissioners or their designated Zoning Official(s) to be similar and compatible with the above-listed permitted uses.
- t) Publicly owned and operated parks and recreational areas.