

CHAPTER 1153—"B-1" NEIGHBORHOOD BUSINESS DISTRICT

1153.01 PURPOSE

The purpose of the B-1 Neighborhood Business District is to provide for small scale convenience retail development. Such uses shall be compatible with the residential character of the surrounding neighborhood.

1153.02 PERMITTED USES

Permitted uses in this district shall be as follows:

- A. Financial Institutions;
- B. Government Buildings;
- C. Personal Service Establishments;
- D. Public Recreation Areas.

1153.03 CONDITIONAL USES

The following conditional uses shall be permitted only if expressly authorized by the Planning Commission in accordance with Chapter 1195, Conditional Uses.

- A. Child Day Care Centers;
- B. Convenience Stores;
- C. Mixed Uses;
- D. Religious Places of Worship;
- E. Type A Family Day Care Homes.

1153.04 ACCESSORY USES

The following accessory uses shall be permitted in accordance with Chapter 1181, Supplementary District Regulations, except for signs which shall be regulated by Chapter 1191, Signs.

- A. Accessory Buildings and Uses customarily incidental to the principal use of the lot;
- B. Signs.

1153.05 MAXIMUM HEIGHT

The maximum height for all structures within this district shall be 35 feet.

1153.06 MINIMUM LOT AREA

The minimum lot size for a principle structure housing one or more permitted uses shall not be less than 15,000 square feet in area.

1153.07 MINIMUM LOT WIDTH

For each permitted use within this district, there shall be a minimum lot width of 50 feet at the public road right-of-way.

1153.08 MINIMUM FRONT YARD SETBACK

The minimum front yard setback for properties in this district shall be thirty (30) feet from the right-of-way line.

1153.09 MINIMUM REAR YARD SETBACK

The minimum rear yard setback for properties in this district shall be twenty-five (25) feet from the rear lot line.

1153.10 MINIMUM SIDE YARD SETBACK

The minimum side yard setback for properties in this district shall be six (6) feet from each side lot line.

1153.11 OTHER REQUIREMENTS

- A. The principal structure shall cover less than 50% of the lot.
- B. Permitted uses shall have less than 20,000 square feet of floor area.