

1167.05 B-1 NEIGHBORHOOD BUSINESS DISTRICT.

(a) Purpose. The B-1 Neighborhood Business District is intended to provide uses which will serve the everyday convenience shopping and personal service needs of nearby residential areas. The uses in this district shall cater to the pedestrian shopper as well as those motorists traveling a relatively short distance to utilize these businesses.

(b) Permitted Uses.

- (1) Personal service establishments including, but not limited to barber and beauty shops, laundromats, dry cleaners, household repair shops (such as radio, television, shoe, appliance), tailor shops and photography studios.
- (2) Retail businesses having a useable floor area not exceeding 5,000 square feet, including, but not limited to grocery stores, food and beverage stores (including drive-throughs), liquor stores, meat markets, dairy stores, baked goods stores, florists, toy and gift stores, card and stationery stores, drugstores, dry goods, hardware stores, garden supply stores, clothing, apparel and variety stores. No single building used for retail businesses shall have a useable floor area exceeding 10,000 square feet. All storage of merchandise shall be completely within an enclosed building and none shall be displayed out of doors.
- (3) Bed and breakfast establishments limited to a maximum of six guest rooms.
- (4) Office buildings as permitted in Section 1167.04(b)(4) and veterinary offices.
- (5) Public utility offices, telephone exchange buildings, transformer stations and substations, and publicly-owned buildings.
- (6) Multifamily and townhouse dwellings.
- (7) Accessory uses as regulated by Chapter 1175.
- (8) Automobile parking spaces and loading areas as regulated by Chapter 1179.
- (9) Sales and service establishments with service being restricted to the serving and/or repairing of items sold, leased or rented by the establishment or similar items. Furthermore the servicing/repairing shall be accomplished inside the structure with no negative affect on surrounding properties. The establishment shall have a useable floor area not exceeding 5,000 square feet. No single building shall have a useable floor area exceeding 10,000 square feet.

(c) Conditionally Permitted Uses.

- (1) All uses conditionally permitted in Section 1167.04(c) shall be conditionally permitted in the B-1 District.
- (2) Mini-warehouses and storage facilities for storage of vehicles and goods not involving regular truck traffic and only minimal loading and unloading. Such conditional use shall require specific approval of City Planning Commission.
 - A. Minimum lot size of 3 acres.
 - B. Lighting restrictions known as “dark sky compliant”.
 - C. Muted colors.

(d) Area, Height and Bulk Regulations.

- (1) Minimum yard requirements:
 - A. Front yard: 25 feet
 - B. Rear yard: 25 feet, except where the lot abuts an R-1, R-2 or MF District, or a lot developed for residential use, in which case the rear yard shall be 35 feet.
 - C. Each side yard: No requirement on interior lot lines; where the lot abuts an R-1, R-2 or MF District, the side yard shall be 25 feet and a greenbelt shall be required to provided screening for the adjacent residential property.
 - (2) Maximum building height: 30 feet and 2 stories.
 - (3) Maximum ground coverage: 60%
 - (4) Other requirements: Where parking occupies part of the front yard, a landscaping plan shall be approved by the Zoning Administrator or Planning Commission.
- (Ord. 23-186. Passed 11-21-23.)