

ARTICLE IX
B1 Business District

§ 114-90. General.

In a B1 Business District, the regulations contained in this article shall apply.

§ 114-91. Permitted uses.

A building may be erected, altered or used and a lot or premises may be used for any of the following purposes and for no other:¹

- A. Any use permitted in the D Residence District.
- B. Store, office, studio, club or fraternal institution, barber- or hairdressing or other personal service shop or beauty parlor, bank, financial institution, telegraph office or public utility business office. **[Amended 4-9-1980 by Ord. No. 694]**
- C. Minor garage, motor vehicle parking lot.
- D. Restaurant, tearoom, rooming house, boardinghouse, animal hospital, commercial greenhouse, florist shop, undertaking and embalming establishment, cemetery.
- E. Hotel and group home, when authorized as a special exception. **[Amended 11-10-2010 by Ord. No. 905]**
- F. Bakery, confectionery or custom shop for the production of articles to be sold at retail on the premises and employing not more than five persons.
- G. Hand laundry, tailoring, dressmaking or shoe repair shop, employing not more than five persons.
- H. Theater, when authorized as a special exception.
- I. New motor vehicle sales and service dealership, including used motor vehicle sales when the vehicle is acquired in trade at that dealership, provided that all vehicle repair or service work and vehicle parts storage takes place within an enclosed building or buildings and no vehicle dismantling, salvage or wrecking is performed. **[Added 9-13-1995 by Ord. No. 810²]**
- J. Used motor vehicle sales, when authorized as a special exception, provided that all vehicle repair or service work and vehicle parts storage take place within an enclosed building or buildings and no vehicle dismantling, salvage, or wrecking shall be permitted. **[Added 9-13-1995 by Ord. No. 810]**
- K. Accessory use on the same lot with and customarily incidental to any of the above permitted uses.
- L. Any use of the same general character as any of the uses hereinbefore specifically permitted,

1. Editor's Note: Ord. No. 517, adopted 12-9-1964, deleted "motor vehicle sales agency, public garage or gasoline station, when authorized as a special exception" as permitted uses.

2. Editor's Note: This ordinance also provided for the relettering of former Subsections I and J as K and L.

when authorized as a special exception.

§ 114-92. Prohibited uses.

No building may be erected, altered or used and no lot or premises may be used for any trade, industry or business that is noxious or offensive by reason of odor, dust, smoke, gas, vibration or noise. No engine or other mechanical device shall be used unless objectionable noise and vibration is eliminated.

§ 114-93. Lot and building area.

- A. Lot area. A lot area of not less than 1,600 square feet per family shall be provided for every building hereafter erected, altered or used in whole or in part as a dwelling, except for multiple dwellings which shall have a lot area of not less than 5,000 square feet per family and shall meet the other requirements of § 114-71D(2). **[Amended 9-8-1965 by Ord. No. 525; 6-13-1979 by Ord. No. 684]**
- B. Building area. In the case of any building hereafter erected, altered or used in whole or in part as a dwelling, the building area shall not exceed 70% of the lot area.

§ 114-94. Yards.

- A. Front yards.
 - (1) General requirement. There shall be a front yard, the depth of which shall be at least 20 feet. **[Amended 3-11-1970 by Ord. No. 591; 11-14-1973 by Ord. No. 625; 9-9-1987 by Ord. No. 750]**
 - (2) Corner lots. In the case of a corner lot, a front yard, as provided for in Subsection A(1) above, shall be required on each side on which the lot abuts, provided that the front yard on either side of such lot may be decreased or dispensed with when authorized as a special exception.
- B. Side yards.
 - (1) Detached or multiple dwellings. In the case of a single-family or two-family detached dwelling, or a multiple dwelling, there shall be two side yards, one on each side of the main building, neither of which shall be less than six feet wide, provided that, if such building is over 40 feet high, the width of each side yard shall be increased four feet for each 12 feet or portion thereof by which the building exceeds 40 feet in height; and provided further that in the case of a lot held in single and separate ownership at the time this chapter becomes effective, of a width less than 40 feet, a single-family or two-family detached dwelling may be built thereon with side yards of less width, when authorized as a special exception.
 - (2) Semidetached dwellings. In the case of a single-family or two-family semidetached dwelling, there shall be at least one side yard which shall be not less than nine feet wide, provided that, in the case of a lot held in single and separate ownership at the time this chapter becomes effective, of a width less than 40 feet, a single-family or two-family semidetached dwelling may be built thereon with a side yard of less width, when

authorized as a special exception.

- C. Rear yard. In the case of a building used in whole or in part as a dwelling, there shall be a rear yard, the depth of which shall be at least 15 feet, provided that, if such building is over 40 feet high, the depth of the rear yard shall be increased four feet for each 12 feet or portion thereof by which the building exceeds 40 feet in height.

§ 114-95. Landscaping. [Added 10-8-1975 by Ord. No. 646; amended 7-8-1992 by Ord. No. 786]

For all land uses in the B1 Business District, buffers shall be provided along property boundaries, buffers or street trees shall be provided along all streets and all parking areas shall be landscaped, in accordance with the requirements of § 95-11I of Chapter 95, Subdivision of Land. Existing landscape material may be used to meet these requirements.