

SEC. 17.1.29 B-1 BUSINESS/COMMERCIAL DISTRICT.

(a) **Purpose.** This district is intended to provide for individual or small groups of retail and customer service establishments serving primarily the convenience of a local neighborhood, and the character, appearance and operation of which are compatible with the character of the surrounding area.

(b) Requirements.

(1) Lot Area. No minimum size requirement for exclusively business/commercial uses. Every building or part of a building hereafter erected or structurally altered exclusively for residential purposes shall provide a lot width and area as required by the regulations of the R-3 Two-Family Residential District.

(2) Height. Any building hereafter erected or altered to exceed fifty (50) feet in height or three (3) stories shall, above that height, be set back on the front and rear building lines on the ratio of one (1) foot for each two (2) feet rise above said specific height.

(3) Setbacks.

a. For buildings or parts of buildings hereafter erected or structurally altered for residential use, the side yard regulations for the R-3 Two-Family Residential District shall apply, except on the street side of a corner lot. Otherwise no side yard shall be required but, if provided, shall not be less than six (6) feet in width. Where parts of a frontage are designated on the district map as residential district and business district, the setback regulations of the residential district shall apply to the business district; otherwise no setback shall be required.

b. There shall be a rear yard having a minimum depth of twenty-five (25) feet for a building two (2) stories or less in height. For each additional story or fractional story in height, the depth of such rear yard shall be increased five (5) feet.

(4) Building Size. Every building or part of a building hereafter erected or structurally altered exclusively for residential purposes shall provide a lot width and area as required by the regulations of the R-3 Two-Family Residential District. .

(c) **Permitted Uses.** No building or premises shall be used and no building shall be hereafter erected, or altered, within any business district unless otherwise provided in this Chapter, except for the uses permitted in the R-1 Residential District and for the following uses:

- (1) Advertising signs.
- (2) Amusement places.
- (3) Bakeries, employing not more than ten (10) persons.
- (4) Barber shops.
- (5) Banks.
- (6) Billboards.
- (7) Dressmaking establishments.
- (8) Dyeing and cleaning works, employing not more than six (6) persons.
- (9) Electric repair shops.
- (10) Employment agencies.
- (11) Freight stations.
- (12) Greenhouses.
- (13) Filling stations, subject to the specific approval of the Board of Zoning Appeals, both as to location and as to arrangement.
- (14) Hotels and motels.
- (15) Laundries.
- (16) Messenger or telegraph service stations.
- (17) Millinery shops.
- (18) Miniature golf courses.
- (19) Offices.
- (20) Painting and decorating shops.
- (21) Photograph galleries.
- (22) Plumbing shops.

- (23) Post offices.
- (24) Printing shops.
- (25) Privately operated tourist camps and tourist cabins.
- (26) Public garages, subject to the specific approval of the Board of Zoning Appeals, both as to location and as to arrangement.
- (27) Recreation buildings and structures.
- (28) Restaurants.
- (29) Roofing and plastering shops.
- (30) Sales or show rooms.
- (31) Shoe repair shops.
- (32) Stores and shops for the conduct of retail business.
- (33) Studios.
- (34) Taverns.
- (35) Tailor shops.
- (36) Tire repair shops.
- (37) Undertaking establishments.
- (38) Upholstering shops.

Any building used for the above-enumerated or similar uses may have not more than forty percent (40%) of the floor area devoted to industry or storage purposes incidental to such primary use, provided that not more than fifteen (15) employees shall be engage at any time on the premises in any such incidental use.

(d) **Permitted Accessory Uses.** An accessory building or use shall be used only for the following purposes.

(1) Garages for storage of vehicles used in conjunction with the operation of the business.

(2) Off-street parking and loading areas, in the rear yard only.

(3) Any other structure or use normally accessory to the above uses.

(e) **Conditional Uses.** A building or premise shall be used only for the following purposes when approved as a conditional use:

(1) Rental apartments as a secondary use of a commercial building.