

## **155.040 Article 3 Zoning District Regulations**

### **155.044 B-1 Local Business District**

**(A) Intent**

The intent of the B-1 Local Business Districts is to provide residential scale convenience shopping and personal service uses to meet the day-to-day needs of persons residing in adjacent residential areas. Uses exhibiting low-intensity, limited hours of operation, low volumes of traffic, low noise levels and developed at scale and character of nearby neighborhoods are intended for the B-1 district.

**(B) Principal Uses Permitted**

The following regulations shall apply in all B-1 Districts and no building, structure or premises, except as otherwise provided in this chapter, shall be erected, altered or used except for one or more of the following specified uses:

- (1) Generally recognized retail business which supplies commodities on the premises, for persons residing in adjacent residential areas, such as but not limited to: groceries, meats, dairy products, baked goods or other foods, drugs, dry goods, clothing and notions, or hardware. All business establishments shall be retail or service establishments dealing directly with consumers.
- (2) Personal service establishment which performs services on the premises, such as but not limited to: repair shops (watches, radio, television, shoe, and the like,) tailor shops, beauty parlors or barber shops, photographic studios, and self-service laundries.
- (3) Dry cleaning establishments or pick-up stations dealing directly with consumers. Central dry cleaning plants serving more than one retail outlet shall be prohibited.
- (5) Other uses similar to the above uses.
- (6) Accessory structures and uses customarily incident to the above permitted uses, provided that they shall be designed and located as permitted in Section 155.070 Article 5 General Development Standards.
- (7) Automobile Parking space to be provided as required in Section 155.070 Article 5 General Development Standards.

**(C) Required Conditions**

All business establishments shall be retail or service establishments dealing directly with consumers. All goods produced on the premises shall be sold at retail on premises where produced.

- (1) A restroom shall be provided for public use for all retail establishments in excess of 12,000 square feet of gross floor area.

**(D) Uses Permitted Subject to Special Conditions**

The following uses shall be permitted, subject to the conditions set forth in this Article, Section 155.110 Article 6 Special Conditions and Land Use Standards and all applicable codes and ordinances set forth in this Zoning Code and other codes and regulations hereinafter imposed for each use. The following uses are subject further to the review and approval of the Planning Commission per standards set forth in this Zoning Code:

- (1) Mixed-Use Business and Residential Buildings.
- (2) Nursery schools, day nurseries and child care centers (not including dormitories).
- (3) Amateur Radio Antenna, subject to regulations of Section 155.210 Article 11 Wireless Communication Towers and Antennas.
- (4) Utility and Public Service Buildings without storage yards.
- (5) Publicly owned buildings without storage yards.

(E) **Area and Bulk Requirements**

Requirements limiting the height and bulk of buildings, the minimum size of lot permitted by land use, maximum density permitted, and minimum yard setbacks are set forth in Section 155.060 Article 4 Schedule of Regulations.