

Sec. 24-37. - B-1: Community Business District.

- (A) *Purpose.* The B-1: Community Business District is intended primarily to meet the shopping and limited service needs of several neighborhoods. Retail stores are intended to include convenience, fashion and durable goods. The B-1 District may be located along traffic arteries or in concentrated shopping centers. A site plan is required in accordance with article XII.
- (B) *Uses permitted.*
- (1) Uses as specified for this district in the master business list.
 - (2) Limitation of permitted uses: All activities of permitted uses, including sale, display, preparation and storage shall be conducted entirely within a completely enclosed building, except for:
 - (a) Automobile parking lots.
 - (b) Auto rental or leasing.
 - (c) Boat retail sales subject to approval as a conditional use.
 - (d) Drive-in banks.
 - (e) Gasoline service stations, subject to approval as a conditional use and the provisions of section 24-74.
 - (f) Golf driving range.
 - (g) Plant nursery enclosed by an obscuring fence.
 - (h) Outdoor restaurants, as an accessory use to an enclosed restaurant, see subsection (4) below.
 - (i) Drive-in restaurants subject to approval as a conditional use, see subsection (4) below.
 - (3) All products produced by a permitted use shall be sold at retail on the premises.
 - (4) Restaurants.
 - (a) Outdoor seating area, as an accessory use to an enclosed restaurant shall not exceed 49% of the total gross floor area of the interior customer service area.
 - (b) Drive-in restaurants are subject to approval as a conditional use and the area of outdoor seating shall be limited to 25% of the gross floor area of the building.
- (C) *Building site area.* 100 feet in width and 125 feet in depth except for those lots platted prior to December 29, 1984.
- (D) *Building site coverage and green space.* 25% of the site shall be landscaped or pervious.
- (E) *Residential density.* 25 dwelling units per acre in accordance with sections 24-41(D)(2), Master Business List and 24-72, Reserve Units.
- (F) *Maximum floor area ratio (FAR):* 1.0 FAR.
- (G) *Setbacks and bufferyards.* Except for driveways, sidewalks and rear yards, all setbacks shall be landscaped and pervious.
- (1) *Front:*
 - (a) 25 feet if 300 feet or more in depth, ten (10) feet if less than 300 feet in depth.
 - (b) 25 feet when a residential district is across the street with the first ten (10) feet landscaped unless the parcel is 300 feet in depth in which case the entire setback shall be landscaped.
 - (c) Fences and walls: ten (10) feet; hedges or trees: seven (7) feet.
 - (2) *Side:* 15 feet where B-1 District directly abuts a residential district.
 - (3) *Corner:*

- (a) Ten (10) feet abutting on the side street, alley or waterway.
 - (b) 25 feet when a residential district is across the street with the first ten (10) feet landscaped.
 - (c) No fence, wall, hedge, tree, structure or parking space shall be erected or allowed to obstruct vision within 30-foot clear sight triangle at the corner of the property.
- (4) *Rear:* 15 feet where a B-1 District is separated by an alley or waterway from a residential district or where a B-1 District abuts a residential district.
- (H) *Building height limit.*
- (1) 100 feet.
 - (2) Any building over 50 feet:
 - (a) The front yard setback must be at least one-half ($\frac{1}{2}$) of building height; side and rear setbacks must be at least one-third ($\frac{1}{3}$) of building height; in no case less than (G) above.
 - (b) Where the building site is adjacent to a residential district, the setback shall be at least the height of the building.
- (I) *Other regulations.* See also articles V (Supplemental Regulations), VI (Parking), VIII (Landscaping) and XI (Signs).

(Ord. No. O-90-21, § 10, 10-17-90; Ord. No. O-91-3, § 2, 4-3-91; Ord. No. O-2008-035, § 2, 11-19-08; Ord. No. 2011-026, § 2, 12-7-11)