

ARTICLE XI "B-1" Limited Business Districts

Section 1. GENERAL DESCRIPTION.

This business district is for the conduct of retail trade and personal service enterprises to meet the regular needs and for the convenience of the people of adjacent residential areas. Because these shops and stores may be an integral part of the neighborhood closely associated with residential, religious, recreational and educational uses, more restrictive requirements for light, air, open space and off-street parking are made than are provided in other business districts.

Section 2. PRINCIPAL USES.

Property and buildings in the "B-1" Limited Business District Shall be used only for the following purposes, provided that the floor area of no one use listed below exceeds a gross floor area of 5000 square feet:

- 2.001 ANTIQUE SHOPS.
- 2.002 ART AND SCHOOL SUPPLY STORES.
- 2.003 ART GALLERIES AND CRAFT SHOPS.
- 2.004 BAKERY, CONFECTIONERY AND ICE CREAM SHOPS, RETAIL.
- 2.005 BANKS AND OTHER SIMILAR FINANCIAL INSTITUTIONS
- 2.006 BARBER SHOPS.
- 2.007 BEAUTY SHOPS.
- 2.008 BICYCLE AND ACCESSORY STORES.
- 2.009 BOOK STORES.
- 2.010 CAMERA AND PHOTOGRAPHIC SUPPLY STORES.
- 2.011 CHINA, GLASSWARE AND METAL WARE STORES.
- 2.012 CLINICS.
- 2.013 CLOTHING AND DRY GOODS STORES.
- 2.014 CLUBS AND LODGES.
- 2.015 COIN AND STAMP STORES.
- 2.016 CURRENCY EXCHANGES.
- 2.017 DANCING AND MUSIC ACADEMIES.
- 2.018 DATA PROCESSING CENTERS.

- 2.019 DAY CARE CENTERS, NURSERIES AND KINDERGARTENS.
- 2.020 DELICATESSENS.
- 2.021 DEPARTMENT STORES.
- 2.022 DIAPER SERVICE.
- 2.023 DRAPERY, CURTAIN AND WINDOW COVERING STORES.
- 2.024 DRUG STORES AND PHARMACIES.
- 2.025 EDUCATIONAL, CHARITABLE, CULTURAL, PHILANTHROPIC AND RELIGIOUS INSTITUTIONS.
- 2.026 ELECTRICAL APPLIANCE SHOPS.
- 2.027 EMERGENCY MEDICAL CLINICS AND SIMILAR ESTABLISHMENTS.
- 2.028 FABRIC AND SEWING ACCESSORY STORES.
- 2.029 FLOOR COVERING STORES.
- 2.030 FLORIST SHOPS, RETAIL.
- 2.031 FUNERAL HOMES AND MORTUARIES.
- 2.032 FURNITURE STORES.
- 2.033 FURRIERS AND FUR APPAREL STORES.
- 2.034 GARDEN SUPPLY SHOPS.
- 2.035 GIFT, NOVELTY AND SOUVENIR STORES,
- 2.036 GROCERY STORES AND SPECIALTY FOOD SHOPS.
- 2.037 HARDWARE STORES.
- 2.038 HOBBY SHOPS.
- 2.039 INTERIOR AND HOME DECORATING SHOPS.
- 2.040 JEWELRY STORES.
- 2.041 KEY AND LOCK SHOPS.
- 2.042 KITCHEN AND BATH CABINET SHOPS.
- 2.043 LAUNDRY AND DRY CLEANING ESTABLISHMENTS, COIN OPERATED AND SELF-SERVICE.
- 2.044 LEATHER SHOPS.
- 2.045 LUGGAGE AND SUITCASE STORES,

- 2.046 LIQUOR STORES.
- 2.047 MUSICAL INSTRUMENT STORES.
- 2.048 MULTIPLE-FAMILY DWELLINGS.
- 2.049 NEWSPAPER AND MAGAZINE STANDS.
- 2.050 OFFICES - BUSINESS, GOVERNMENTAL AND PROFESSIONAL.
- 2.051 OFFICE SUPPLY STORES.
- 2.052 ONE-FAMILY DWELLINGS.
- 2.053 OPTICAL GOODS STORES.
- 2.054 PAINT AND WALLCOVERING STORES.
- 2.055 PET SHOPS.
- 2.056 PHOTOGRAPHIC STUDIOS.
- 2.057 PICTURE FRAMING SHOPS.
- 2.058 POSTAL SERVICE PICK-UP STATIONS.
- 2.059 PRINTING SHOPS - HAND PRESS, OFF-SET PRESS AND PHOTOCOPY ONLY.
- 2.060 RECORD SHOPS.
- 2.061 RESALE SHOPS FOR NOT-FOR-PROFIT ORGANIZATIONS
- 2.062 RESTAURANTS, CARRYOUT WITH LESS THAN 500 SQ. FT. OF FLOOR AREA.
- 2.063 SECOND HAND ITEM STORES,
- 2.064 SHOE STORES AND SHOE REPAIR SHOPS.
- 2.065 SPORTING GOODS STORES.
- 2.066 STATIONERY STORES.
- 2.067 STUDIOS FOR ART, CERAMICS, DRAMA, SPEECH AND SIMILAR SKILLS.
- 2.068 TAILORING AND DRESSMAKING SHOPS.
- 2.069 TOBACCO SHOPS.
- 2.070 TOOL AND APPLIANCE RETAIL CENTERS.
- 2.071 TOY STORES.
- 2.072 TRAVEL BUREAUS
- 2.073 TWO-FAMILY DWELLINGS.

- 2.074 UPHOLSTERY SHOPS.
- 2.075 VARIETY STORES.
- 2.076 ACCESSORY USES AND BUILDINGS INCIDENTAL TO AND ON THE SAME ZONING LOT AS THE PRINCIPAL USE.

Section 3. SPECIAL USES.

Property and buildings in the "B-1" Limited Business District may be used for the following purposes upon review and approval by the Board of Appeals in accordance with Article XVIII:

- 3.001 ALCOHOLIC, PSYCHIATRIC AND NARCOTIC TREATMENT FACILITIES.
- 3.002 AUTOMOBILE SERVICE STATIONS, EXCLUDING FACILITIES FOR MAKING MAJOR REPAIRS.
- 3.003 AUTOMOBILE WASHING FACILITIES WHEN OPERATED AS PART OF AUTOMOTIVE SERVICE STATIONS OR WHEN OPERATED AS INDEPENDENT CENTERS.
- 3.004 COMMUNITY AND RECREATION CENTERS.
- 3.005 CONVALESCENT, NURSING AND SHELTERED CARE HOMES.
- 3.006 HOSPITALS AND SANITARIUMS.
- 3.007 LIBRARIES AND MUSEUMS.
- 3.008 NEWSPAPER DISTRIBUTIONS SERVICES.
- 3.009 PUBLIC UTILITY AND SERVICE USES AND FACILITIES AND TELECOMMUNICATIONS TOWERS.
- 3.010 RESTAURANTS, INCLUDING OUTDOOR AND CARRY-OUT LARGER THAN 500 SQ. FT.
- 3.011 SEASONAL ROADSIDE STANDS AND OUTDOOR MARKETS,
- 3.012 OTHER USES DETERMINED BY THE PLANNING COMMISSION TO BE OF A SIMILAR NATURE AND CHARACTER TO THE FORGOING.
- 3.013 MOTOR VEHICLE RENTAL AGENCIES

Section 4. HEIGHT REGULATION.

No building or structure shall exceed three (3) stories or fifty (50) feet in height.

Section 5. MINIMUM LOT AREA, FRONTAGE AND YARD REQUIREMENTS.

- 5.001 Minimum Lot Area. A lot upon which a building or structure is located which is used exclusively as a dwelling shall have the following minimum lot area:

One-family dwelling	6,000 sq. ft./dwelling
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Two-family dwelling	4,000 sq. ft./dwelling unit
Multiple-family dwelling	3,000 sq. ft./ dwelling unit

5.002 MINIMUM FRONTAGE AND YARD REQUIREMENTS for Dwellings. The following minimum requirements shall be observed:

			Front Lot Width	Side Yard Depth	Rear Yard Width	Rear Yard Depth
a.	One-family dwellings.		75 ft.	25 ft.	7.5 ft	30 ft.
b.	Two-family dwelling (Duplex/Condo attached Using zero lot line – each Unit lot)		60 ft	25 ft	7.5 ft	30 ft.
c.	Multiple family dwelling	100 ft	30 ft.	15 ft.		30 ft.
d.	Other uses	none	30 ft.	None, except where adjoining an “R” Dist. , then same as required in “R” District.		Twenty (20) feet, except where adjoining an “R” District then 30 ft.

Section 6. SCREENING.

When a principal or special use is established or expanded in the “B-1” Limited Business District and when such use is located adjacent to a property zoned residential, the owner or agent of the property zoned “B-1” Limited Business District shall provide a landscaped screening and buffer area between the business district use and the residential-zoned property. Such landscaped screening and buffer area shall be located within the business district zoned property and shall consist of a suitable combination of plant materials and fencing to visually screen the business use from the residential zoned area on a year around basis. Failure to provide and maintain such landscape screening and buffer shall constitute a violation of the Ordinance.