

ARTICLE 9

“B-1” GENERAL BUSINESS DISTRICT

SECTIONS:

9.010	Purpose and Intent
9.020	Permitted Uses
9.030	Conditional Uses
9.040	Accessory Uses
9.050	Lot Size
9.060	Lot Coverage
9.070	Yard Requirements
9.080	Height Regulations
9.090	Parking Requirements
9.100	Sign Regulations
9.110	Site Plan Requirements
9.120	Supplemental Development Standards
9.130	Exceptions and Modifications

9.010 Purpose and Intent

The General Business District is established to provide a District of concentrated retail commercial and service uses that are intended to service the needs of the local trade area. The “B-1” District is intended to be located only in the downtown area of the City and to be expanded out from that central area in an orderly and progressive manner as demand for additional commercial land is generated.

9.020 Permitted Uses

The following uses and structures, and no others, are permitted in the “B-1” District.

1. Amusement places
2. Antique shops and stores, providing all merchandise is enclosed in a building
3. Apparel and accessory stores
4. Artist studios and art shops
5. Apartments above ground floor level
6. Automatic car wash (not to include facilities designed for the washing of semi-tractors and trailers)
7. Automobile supply accessory stores
8. Auditorium
9. Bakery and pastry shops (retail only)
10. Banks and other savings and lending institutions
11. Barber and beauty shops, chiropody, or similar personal service shops
12. Bicycle shops (sales and repair)
13. Boarding and lodging houses
14. Books and stationary stores or shops

15. Business or commercial schools, including dancing and music academies
16. Business machine repair, sales, and services
17. Candy and ice-cream stores
18. Cigar and tobacco stores
19. Clothing and costume rental shops
20. Commercial recreation uses
21. Custom dressmaking, millinery, tailoring, and similar trades
22. Delicatessens and catering establishments
23. Department stores
24. Drug stores
25. Dry goods and notion shops
26. Dry cleaning and laundry establishments
27. Electric repair shops
28. Fire stations, police stations, and other public buildings
29. Fix-it or television repair shops
30. Florist and gift shops
31. Furniture and home furnishing shops and stores
32. Garages and auto repair shops
33. Garages for storage and motor vehicles
34. Government administration buildings, shops
35. Grocery, fruit, and vegetable stores
36. Hardware stores and shops
37. Hobby shops
38. Hotels and motels
39. Household appliance stores
40. Interior decorator's shops
41. Jewelry and metal craft stores and shops
42. Laundries and laundrettes
43. Leather goods and luggage stores
44. Libraries and museums
45. Lock and key shops
46. Mail order catalogue stores
47. Medical and dental clinics
48. Medical and orthopedic equipment stores
49. Meeting halls and auditoriums
50. Messenger or telegraph service stations
51. Milk and soft drink distribution stations
52. Music and musical instrument stores and studios
53. Multiple family residential
54. Newspaper offices
55. News stands
56. Newsprint, job printing, and printing supplies stores
57. Offices and office buildings
58. Office supply and equipment stores
59. Pet shops
60. Photographic equipment and supply stores

61. Photographic studios
62. Picture frame shops
63. Post offices and court buildings
64. Package liquor stores
65. Parking lots and garages (commercial, public and private)
66. Paint stores
67. Pawn shops
68. Plumbing, heating and air conditioning shops, when the entire operation is conducted entirely within the building
69. Prescription shops
70. Private clubs, fraternities, sororities and lodges
71. Public and private parking lots for temporary storage of automobiles
72. Radio and T.V. stores
73. Radio and television studios
74. Railway, taxi, and bus passenger stations
75. Restaurants and tea rooms
76. Service stations (oil, gas, vehicle repair)
77. Shoe stores and repair shops
78. Single family residential
79. Sporting goods
80. Tailor shops
81. Tattoo Studio (800' between like stores, conformity to state licensing and regulatory requirements)
82. Two-family residential dwelling
83. Taverns
84. Theaters
85. Toy shops
86. Travel bureaus
87. Utility company offices
88. Stores and shops, for the conduct of retail business, similar to the uses enumerated herein

9.030 Conditional Uses

The following uses and structures shall be permitted when authorized by the Board of Adjustment.

1. Public utility and service uses, including but not limited to electric sub-stations, gas regulator stations, radio and television transmitting towers.
2. Telephone transmission equipment buildings.
3. Railroad right-of-ways.
4. Day care centers and nursery schools
5. Light manufacturing; assembly or treatment of articles or merchandise from the following previously prepared material: canvas, cellophane, cloth, fiber, glass, leather, paper, plastic, precious or semiprecious metals, textiles and yarn provided that the entire operation is conducted within a building and that no raw materials or manufactured products are stored outside the building other than for loading and

- unloading operations and further providing that such use is not noxious or offensive by reason of vibration or noise beyond the confines of the building or emission of dust, fumes, gas, odor, or smoke and that no part of the building is located within 100 feet of an “R” District
6. Automobile repair garage doing major repair
 7. Lumberyard, provided that the operation is conducted within the building or screened area
 8. Railroad freight stations, trucking or motor freight terminals provided that service yards or docks are at least 100 feet from an “R” District
 9. Motor vehicle display, repair and sales
 10. Mini Storage Facilities
 11. All other uses of a similar character as may be determined by the Board of Adjustment.

9.040 Accessory Uses

Accessory uses incidental to and on the same zoning lot as the principal use.

1. Home occupations – See Article 20

9.050 Lot Size

There is no minimum lot size requirement.

9.060 Lot Coverage

There is no minimum lot coverage requirement.

9.070 Yard Requirements

There is no minimum front, side and rear yard requirement.

9.080 Height Regulations

Except as otherwise provided in Article 21 of this Ordinance, no building shall exceed forty-five (45) feet in height.

9.090 Parking Requirements

There is no minimum required number of off-street parking stalls required. Off-street parking provided shall conform to provisions of Article 18.

9.100 Sign Regulations

See Article 17.

9.110 Site Plan Requirements

See Article 15.

9.120 Supplemental Development Standards

See Article 19.

9.130 Exceptions and Modifications

See Article 21.