

## **ARTICLE 7.09 - B-1 NEIGHBORHOOD BUSINESS DISTRICT'S**

### **A. INTENT:**

The B-1 Neighborhood Business Districts, as herein established, are designed to meet the day-to-day convenience shopping and service needs of persons residing in adjacent residential areas.

### **B. PRINCIPAL USES PERMITTED:**

In a Neighborhood Business District, no building or land shall be used and no building shall be erected except for one or more of the following specified uses unless otherwise provided in this Ordinance:

1. All uses permitted and all uses permitted subject to special conditions in the OS-1 Office Service Districts.
2. Generally recognized retail businesses which supply commodities on the premises, such as but not limited to: groceries, meats, dairy products, baked goods or other foods, drugs, dry goods, clothing and notions or hardware.
3. Personal service establishments which perform services on the premises, such as but not limited to: repair shops (watches, radio, television, shoe and etc.), tailor shops, beauty parlors or barber shops, photographic studios, and self-service laundries and dry-cleaners.
4. Dry cleaning establishments, or pick-up stations, dealing directly with the consumer. Central dry cleaning plants serving more than one (1) retail outlet shall be prohibited.
5. Banks, credit unions, savings and loan association, and similar uses; drive-thru facilities as an accessory use only.

EFFECTIVE DATE OF AMENDMENT: November 30, 2006.

6. Post office and similar governmental office buildings, serving only persons living in the adjacent residential area.
7. Off-street parking lots.
8. Other uses similar to the above uses.
9. Accessory structures and uses customarily incident to the above permitted uses.

### **C. REQUIRED CONDITIONS:**

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

2. All business, servicing, processing and storage of goods, except for off street parking or loading, shall be conducted within a completely enclosed building.

**D. PRINCIPAL USES PERMITTED SUBJECT TO SPECIAL CONDITIONS:**

The following uses may be permitted by the Planning Commission subject to the conditions hereinafter imposed for each use including the review and approval of the site plan and the use by the Planning Commission, and subject further to public notification and hearing held in accord with ARTICLE 7.18, Section I:

1. Publicly owned buildings, public utility buildings, telephone exchange buildings; electric transformer stations and substations; gas regulator stations with service yards, but without storage yards; water and sewage pumping stations.
2. Accessory structures and uses customarily incident to the above uses.
3. Drive-thru pharmacy as an accessory use only, when customarily incident to a principal use permitted in the B-1 district.

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**E. AREA AND BULK REQUIREMENTS:**

See 7.15 - SCHEDULE OF REGULATIONS limiting the height and bulk of buildings, the minimum size of lot by permitted land use, and providing minimum yard setback requirements.