

ARTICLE IX

"B-1 General Business District Regulations

The regulations set forth in this Article or set forth elsewhere in this Ordinance when referred to in this Article, are the district regulations in the General Business District.

Section 1. Uses Permitted.

A building or premises shall be used only for the following purposes:

- a. Generally recognized retail businesses such as but not limited to: groceries, restaurants, bicycle sales, baked goods, clothing and tailoring.
- b. Personal service establishments which perform services on the premises, such as but not limited to: repair shops, beauty parlors or barber shops, banks or lending institutions, laundry pick-up, laundromats or laundries, medical clinics and offices.
- c. Governmental offices, public facilities, post offices.
- d. Funeral homes or mortuaries.
- e. Motels
- f. Outdoor advertising structure or non-flashing sign pertaining only to a use or service conducted within the building may be permitted provided the sign does not exceed thirty-five (35) square feet in area per face. Any sign or display in excess of thirty-five (35) square feet in area per face shall require the approval of the planning commission. Any sign or display in excess of thirty-five (35) square feet in area per face shall be attached flat against the wall of the building and in no case shall any sign or display project above the roof line.
- g. Accessory buildings, including, satellite antennae, and accessory uses customarily incidental to the above uses, but not involving the conduct of a business unless otherwise specified.
 - (1) Accessory buildings may not be built in front yards and may not occupy more than fourth percent (4%) of the required rear yard. However, satellite antennae which are non-operative and used for advertising purposes only will be permitted.
 - (2) Accessory buildings located in a rear yard shall not be nearer than five (5) feet to any rear lot line.

- (3) Accessory buildings may be built in side yards but shall not be nearer than two (2) feet to any side lot line.

Section 2. Uses Permitted on Appeal. Following public notice, and hearing and subject to appropriate conditions and safeguards, the Board of Zoning Appeals may permit the following uses:

- a. Public schools, institutions of higher learning and parochial or private schools having a curriculum similar to that ordinarily given in public schools and having no rooms regularly used for housing or sleeping purposes, except staff quarters located on the premises of the school.
- b. Churches and other places of worship.
- c. Day care centers.
- d. Any other use which in the opinion of the Board of Zoning Appeals, is similar in character to those enumerated in Section 1 of this Article and will not be detrimental to the district in which located, subject to such conditions and safeguards as may be required by the Board of Zoning Appeals.

Section 3. Height Regulations.

- a. No building or structure shall exceed forth-five (45) feet in height. Furthermore, any building or structure exceeding thirty-five (35) feet in height shall be erected only with certification from the City Fire Chief that such building or structure as proposed to be located, constructed or equipped, and particularly occupants of upper stories, can be properly protected in case of fire.
- b. No accessory building shall exceed twenty-five (25) feet in height.
- c. Free-standing poles, spires, towers, monuments, water tanks, windmills, smokestacks, derricks, conveyors, antennae (other than satellite), and similar structures not designed for, or suitable for human occupancy may exceed these height provisions provided they comply with all other codes and ordinances.
- d. These provisions shall not apply to chimneys, church spires, belfries, cupolas and domes which are not intended for human occupancy.

Section 4. Area Regulations.

- a. Lot area: There shall be no minimum lot area for the B-1 district provided all requirements of this Section are met.

b. Front Yard

- (1) There shall be a front yard having a depth of not less than thirty (30) feet.
- (2) On double frontage and corner lots, there shall be a front yard on each street, provided, however, that the buildable width of a corner lot of record at the time of passage of this Ordinance need not be reduced to less than twenty-five (25) feet.
- (3) No fence, structure, planting or object of natural growth shall be placed or permitted to remain within twenty-five (25) feet of any street corner, said corner being defined as the intersection of the right-of-way lines of the two streets.
- (4) Filling station pumps may be located in the required front yard provided that no part of the pump island is closer than twenty (20) feet to the front property line.

c. Side Yard

- (1) There shall be a side yard not less than ten (10) feet in width on each lot.
- (2) When a lot is used for multiple permitted commercial uses, a side yard is not required except on the side of a lot, in which case there shall be a side yard having a width of not less than ten (10) feet. If a side yard is provided in cases where none is required, the distance between these buildings shall not be less than ten (10) feet.

- d. Rear Yard: There shall be a rear yard having a depth of not less than fifteen (15) feet. Every part of the required rear yard shall be open to the sky.

Section 5. Screening.

Fences and vegetative screening shall be required along the side and rear yard perimeters of commercial developments where said developments abut an existing residential zone. This screening requirement may only be waived in cases: where terrain features make protection against overview impracticable, where there are already sufficient trees or shrubs growing along such perimeter, and where an abutting residential district is undeveloped.

Also, this requirement shall exclude visibility areas as determined in other sections of this Ordinance.

The required screening shall consist of either:

- a. A wooden fence at least six (6) feet high. Suggestions for wood fences are illustrated in Diagram A of the appendix.
- b. A strip at least eight (8) feet wide densely planted with shrubs or trees (evergreen) at least three (3) to five (5) feet high at the time of planting, and a type which may be expected to form a year-round dense screen at least six (6) feet high within three (3) years. Suggestions for planting screens are illustrated in Diagrams B and C of the appendix.

Section 6. Off-Street Parking.

As regulated in Article XVI.