

## TITLE SEVEN – ZONING USE DISTRICT REGULATIONS

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### CHAPTER 1163 “B-1” Neighborhood Business District.

- 1163.01 Permitted Uses.
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  - 1163.03 Building Height.
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#### CROSS REFERENCES

- Computation of required yards - See P. & Z. 1133
  - Rear Dwellings - See P. & Z. 1133
  - General Regulations - See P. & Z. 1181
  - Off-Street Parking and Loading Requirements - See P. & Z. 1183
  - Signs - See P. & Z. 1185
  - Special provisions - See P. & Z. 1187
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#### **1163.01 PERMITTED USES.**

In a “B-1” Neighborhood Business District, no land or building shall be used or changed in use and

No building shall be located, erected, or structurally altered,

Unless otherwise provided herein, except for one or more of the following:

- A. Bank.
- B. Drug Store.
- C. Local retail business.
- D. Mortuaries/Funeral Home, subject to the conditions listed in Chapter 1159.
- E. Offices.

- F. Personal services.
- G. Professional services
- H. Public uses.
- I. Semipublic uses.
- J. Social activities.
- K. Accessory uses.  
(Ord. 5-97. Passed 2-4-97.)

**1163.02 CONDITIONALLY PERMITTED USES.**

In a "B-1" Neighborhood Business District, the following uses shall be classed as conditionally permitted uses, and

May be permitted by the Board of Zoning Appeals,

Subject to the general conditions as set forth in Chapter 1137, and

Subject to the conditions noted:

- A. Apartment Unit (see Chapter 1157).
- B. Bed & Breakfast Inn (see Chapter 1151).
- C. Child Day Care Center/Type A Family Day Care Home (see Chapter 1157).
- D. Multiple dwelling (see Chapter 1157).
- E. Single-family dwelling (see Chapter 1159).
- F. Two-family dwelling (see Chapter 1159).  
(Ord. 5-97. Passed 2-4-97.)

**1163.03 BUILDING HEIGHT.**

No building shall hereafter be erected or structurally altered to a height exceeding thirty-five (35') feet.

(Ord. 5-97. Passed 2-4-97.)

**1163.04 REQUIRED LOT AREA AND LOT WIDTH.**

- A. Minimum lot area shall be not less than twenty thousand (20,000)

square feet.

B. Minimum lot width shall be at least one-hundred (100') feet.  
(Ord. 5-97. Passed 2-4-97.)

**1163.05 YARDS REQUIRED**

The following minimum yard requirements shall apply to all yards in the "B-1" Neighborhood Business District unless specified herein.

A. Front Yard:

1. Fifty (50') feet from the road right-of-way line.

A fifteen (15') foot deep unobstructed open buffer strip shall be provided next to the right-of-way, and

Parking in this strip shall be prohibited.

B. Rear Yard:

Thirty (30') feet.

C. Side Yards:

1. Minimum - Ten (10') feet on both sides.
2. Abutting a Side Street – Twenty-five (25') feet.
3. Abutting a Residential Area - Twenty-five (25') foot unobstructed buffer strip suitably landscaped.

D. Accessways:

1. Each lot shall have not more than two (2) accessways to any street or highway with forty-five (45') feet separation between centerlines.
2. The width of the accessway leading to or from a highway shall be:
  - a. Not less than twenty (20') feet nor
  - b. Exceed thirty-six (36') feet.
3. No accessway shall be closer than twenty (20') feet to the right-

of- way side lines.  
(Ord. 5-97. Passed 2-4-97.)

**1163.06 PERCENTAGE OF LOT COVERAGE.**

All buildings including accessory buildings shall not cover more than forty (40%) percent of the area of the lot.  
(Ord. 5-97. Passed 2-4-97.)

**1163.07 PERMITTED SIGNS.**

The provisions of Chapter 1185 shall apply in this district.  
(Ord. 5-97. Passed 2-4-97.)

**1163.08 OFF-STREET PARKING AND LOADING REQUIREMENTS.**

The provisions of Chapter 1183 shall apply to this district.  
(Ord. 5-97. Passed 2-4-97.)

**1163.09 GENERAL REGULATIONS.**

The provisions of Chapter 1181 shall apply to this district.  
(Ord. 5-97. Passed 2-4-97.)

**1163.10 WIND GENERATOR(S): LOW AND HIGH IMPACT REGULATIONS.**

The provisions of Chapter 1187 shall apply.