

CHAPTER VI. "B-1" NEIGHBORHOOD BUSINESS DISTRICT

ARTICLE 1. General Provisions

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ARTICLE 1. GENERAL PROVISIONS

6-101. APPLICATION. The regulations set forth in this Article, or set forth elsewhere in these Regulations when referred to in this Article, are the regulations for the "B-1" Neighborhood Business. The purpose of this District is to provide for stores that will retail convenience goods and provide personal services for a neighborhood area. The District is also designed to protect and preserve existing developments of a similar character.

6-102. USE REGULATIONS. In District "B-1", no building, structure, land, or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, relocated, or altered except for one or more of the following uses:

1. Single-family dwellings.
2. Two-family dwellings.
3. Multi-family dwellings of the duplex, townhouse, row-house, garden apartment, or multi-story type.
4. Railroad rights-of-way, including a strip of land with tracks and auxiliary facilities for track operations, but not including passenger stations, freight terminals, switching and classification yards, repair shops, roundhouses, powerhouses, interlocking towers, and fueling, sanding, and watering stations.
5. Churches and other buildings used for the purpose of religious worship.
6. Public parks, playgrounds, golf courses, recreational community buildings, museums, administrative buildings, libraries, police stations, and fire stations.
7. Display rooms for merchandise to be sold on order where merchandise sold is stored elsewhere.
8. Dressmaking, tailoring, shoe repairing, repair of household appliances and bicycles, dry cleaning and pressing, and bakeries with sale of bakery products on the premises and other uses of a similar character, provided that no use permitted herein shall occupy more than 2,500 square feet of floor space.
9. Offices and office buildings.

10. Personal service uses including barber shops, banks, beauty parlors, photographic or artistic studios, messengers, taxicabs, dry cleaning receiving stations, restaurants, and other personal service uses of a similar character.
11. Retail stores, including florist shops and green houses in connection with such shops, but there shall be no slaughtering of animals or poultry on the premises of any retail store.
12. Self-service laundries and dry cleaning shops.
13. Undertaking businesses or establishments.
14. Accessory uses customarily incident to the above uses and located on the same lot therewith.

6-103. PERFORMANCE STANDARDS. The Performance Standards for permitted uses are contained in Chapter 13 of these Regulations.

6-104. PARKING REGULATIONS. The Parking Regulations for permitted uses are contained in Chapter 14 of these Regulations.

6-105. OFF-STREET LOADING REGULATIONS. The Off-Street Loading Regulations for permitted uses are contained in Chapter 15 of these Regulations.

6-106. SIGN REGULATIONS. The Sign Regulations are contained in Chapter 16 of these Regulations.

6-107. HEIGHT, AREA, AND BULK REGULATIONS. In the "B-1" Neighborhood Business District, the minimum dimensions of lots and yards, and the minimum lot area per family permitted on any lot shall be as follows:

1. HEIGHT. Buildings or structures shall not exceed 35 feet and/or 2 stories in height.
2. FRONT YARD. The depth of the front yard shall be at least 25 feet.
3. SIDE YARD. The depth of the side yard shall be at least 10 feet.
4. REAR YARD. The depth of the rear yard shall be at least 20 feet.
5. LOT DIMENSIONS. The minimum width of a lot shall be 90 feet. The minimum depth of a lot shall be 125 feet.

6. LOT AREA PER NEIGHBORHOOD BUSINESS. Every neighborhood business hereafter erected, constructed, reconstructed, moved, or altered shall provide a minimum lot area of 11,250 square feet.

The Area and Bulk Regulations are also set forth in the chart found in Chapter 17. Said chart, and all notations and requirements shown therein, shall have the same force and effect as if all the notations and requirements were fully set forth or described herein.

- 6-108. SUPPLEMENTARY HEIGHT, AREA, AND BULK REGULATIONS. The Supplementary Height, Area, and Bulk Regulations are contained in Chapter 18 of these Regulations.

- 6-109. SUPPLEMENTARY USE REGULATIONS. The Supplementary Use Regulations, including permitted Conditional Uses and Accessory Uses, are contained in Chapter 19 of these Regulations.