

## SEC. 13-1-28 B-1 COMMERCIAL DISTRICT.

- (a) **Purpose.** The purpose of the B-1 District is to maintain areas presently predominantly occupied by business and commercial buildings and uses and prevent encroachment of non-business uses, and to delineate areas where future business development could occur in accordance with the development guide.
- (b) **Principal Permitted Uses.** Normal retail and limited wholesale sales of goods and services which can be accommodated in a densely developed, pedestrian-oriented central business district such as art supply stores, automotive parts sales stores, antique shops, appliance sales and repair stores, bakeries (retail), barber shops and beauty shops, banks and other financial institutions, business offices, candy stores, clothing stores, clinics, clubs, delicatessens, department stores, drug stores, eating and drinking establishments, electrical supply and repair shops, food stores, food locker plants (retail/individual service), florists, funeral homes, furniture stores, gift shops, grocery stores, hardware stores, hotels, hobby shops, insurance agencies, jewelry stores, laundries (retail), laundromats, meat markets, opticians and optical stores, paint and wallpaper stores, photographic studios and photo supply stores, professional offices, small animal hospitals (if no kennels), variety stores.
- (c) **Accessory Uses.** Parking and loading facilities for any principal use as prescribed by the plan requirements.
- (d) **Conditional Uses.** All residential uses provided all dwelling units or apartments are located in a building used for business or commercial use to the extent of at least fifty percent (50%) of the floor space being in business or commercial use. All dwelling units or rooming houses shall have at least seven hundred fifty (750) square feet of livable floor space and shall have individual sanitary facilities consisting of at least a toilet stool, wash bowl and shower or tub with running water. Churches, municipal facilities (except sewage treatment plants), trailer camps and camp grounds, veterinary clinics with kennels and livestock raising, retail and limited wholesale, sales and service-oriented toward automobile traffic or the highway traveler such as auto, motorcycle and truck sales and service, auto body shops, bowling alleys, drive-in banks, drive-in restaurants, farm implement sales and service, feed mills and stores, gasoline service stations, garages (storage or service), lumber and building supply yards, motels, shopping centers, warehouses, yard and garden supply centers.
- (e) **Lot Requirements.**
  - (1) Minimum Lot Area: Five Thousand (5,000) square feet.
  - (2) Minimum Lot Frontage: Fifty (50) feet.
  - (3) Setback:
    - a. Front -- None.
    - b. Rear -- None.
    - c. Side -- None in B-1 District; six (6) feet adjacent to R-1 or R-2 District.
  - (4) Building Height: Three (3) stories -- forty-five (45) feet.
  - (5) See Schedule of Regulations following this Article for additional details.