

4.9 LOCAL BUSINESS DISTRICT (B-1)

(1) Purpose and Intent.

The purpose of the B-1 District is to provide a means of obtaining the commercial goals and objectives of the Town's Comprehensive Plan. The intent of this District is to accommodate certain limited sales and service facilities adjacent to residential areas, which constitute a convenience to residents in the neighborhood and are compatible with residential uses.

(2) Permitted Uses.

The following uses are permitted in the B-1 Zoning District:

- (A) Stores and Shops. Stores and shops in which items are sold directly to the public, to include grocery, hardware, clothing, and apparel stores, pharmacies and beverage stores, restaurants, bakeries, magazine and tobacco stores, coffee shops, gift shops, parking areas, and similar retail establishments normally found in neighborhood shopping centers.
- (B) Professional Offices. Professional offices for physicians, dentists, attorneys, real estate agents, insurance sales, banks and similar professional services in which services are offered to the general public on the premises.
- (C) Personal Services. Personal services to include barbershops, beauty salons, tailor shops, and coin-operated laundromats.
- (D) Governmental and Public Facilities. Governmental and public facilities such as fire and police stations, community centers, libraries, public emergency shelters, parks, and playgrounds.

(3) Conditional Uses.

A conditional use in the B-1 District is to permit the following uses only after public hearing and approval of the Planning & Zoning Committee. The Committee shall review the applicable facts pertaining to the proposed conditional use according to the standards established in Section 5 of this Ordinance.

- (A) Family Residence. One (1) single-family residence, but only in conjunction with and accessory to another permitted use, for residential quarters for the owner, proprietor, commercial tenant, or employee located in the same building as the business.
- (B) Other Facilities. Lodges and fraternal buildings, nursing homes, retirement homes, and nursery and day care centers.

(C) Public Utility. All public utility facilities, including sewage treatment facilities.

(D) Animal Facilities. Animal hospitals, animal clinics, kennels and exercise yards.

(4) Requirements for Permitted and Conditional Uses.

- (A) Maximum Building Height: 35 ft.
- (B) Minimum Frontage on Public Road: 50 ft.
- (C) Maximum Floor Area: 3,000 sq. ft.
- (D) Minimum Lot Area (Sewered): 7,500 sq. ft.
- (E) Minimum Front Yard Setback (Sewered): 30 ft.
- (F) Minimum Rear Yard Setback (Sewered): 12 ft.
- (G) Minimum Side Yard Setback (Sewered): 10 ft.
- (H) Width at Building Line (Sewered): 100 ft.
- (I) Minimum Lot Area (Unsewered): 40,000 sq. ft.
- (J) Minimum Front Yard Setback (Unsewered): 50 ft.
- (K) Minimum Rear Yard Setback (Unsewered): 25 ft.
- (L) Minimum Side Yard Setback (Unsewered): 15 ft.
- (M) Width at Building Line (Unsewered): 100 ft.
- (N) Accessory Buildings Side Setback: 5 ft.
- (O) Parking Requirements: 1 300 sq. ft. parking space for every 300 sq. ft. of building floor area.
- (P) Front Yard Setbacks: All front yard setbacks are to also refer to Section 8.1 of this Ordinance for setbacks on Federal, State and County roads.