

**SECTION 411            B-1 LIMITED BUSINESS AND SUBURBAN OFFICE DISTRICT**

**SECTION 411.1 PURPOSE**

This district is established to provide for uses principally to accommodate the sale of convenience retail goods and personal services purchased frequently for daily or weekly needs; and to create and environment conducive to well located and designed office building sited to accommodate professional offices, nonprofit organizations and limited business service activities.

**SECTION 411.2 USES**

Within a B-1 limited business and suburban office district, no building, structure or premises shall be used, arranged to be used, or designed to be used except for one or more of the following uses:

**A.        PERMITTED USES (AMENDED EFF. 7-15-87)**

1. Barber and beauty shop.
2. Drug store.
3. Dry cleaning and laundry agency.
4. Florist and gift shop.
5. Food sales including supermarket.
6. Preparation and processing of food and drink to be retailed on premises including bakery, delicatessen, meat market, confectionery, restaurant, ice cream parlor, soda fountain.
7. Shoe repair shop.
8. Tailor and dressmaker.
9. Administrative, business, or finance office and organization.
10. Offices of organizations primarily engaged in accounting, architecture, advertising, art, correspondence, design, editing, engineering, insurance, photography, realty, research, and other similar uses.
11. Radio and television broadcasting station, not including transmission towers.
12. Professional office and clinic.
13. Other uses similar in character to those listed in this section.
14. Accessory uses clearly incidental to the uses permitted on the same premises.
15. Signs – as regulated by Article V hereof.

**B.        CONDITIONALLY PERMITTED USES**

The Board of Zoning Appeals may issue Conditional Zoning Certificates for uses listed herein subject to the general requirements of Article VIII and to the specific requirements of Article VIII, Section 802, referred to below:

1. Churches and other buildings for the purpose of religious worship subject to Subsections

101, 103, 107, 114, 117.

2. Planned integrated commercial developments subject to Subsection 127.
3. Temporary buildings for uses incidental to construction work subject to Subsection 122.
4. Institutions for higher education subject to Subsections 101, 102, 103, 104, 105, 107, 111.
5. Clubs, lodges, fraternal, charitable, or social agencies subject to Subsections 103, 104, 105, 107.
6. Banking facilities subject to Subsection 103.
7. Telecommunications Towers subject to Subsections 105 and 149 (amended effective July 25, 2002)
8. Wind Energy Conversion System – subject to Subsection 152. (amended effective July 2008).

#### SECTION 411.3 LOT REQUIREMENTS

- A. Minimum lot area – Twenty thousand (20,000) square feet.
- B. Minimum lot width at building line – One hundred (100) feet.
- C. Minimum lot frontage – One hundred (100) feet.

#### SECTION 411.4 YARD REQUIREMENTS

- A. Minimum front yard depth – Fifty (50) feet.
- B. Minimum side yard width – Fifty (50) feet when adjacent to a residential district and on the side adjacent to the residential district only; otherwise, the minimum side yard width shall be twenty-five (25) feet.
- C. Minimum rear yard depth – Fifty (50) feet.

SECTION 411.5           MAXIMUM BUILDING HEIGHT – no structure shall exceed thirty-five (35) feet in height.

SECTION 411.6           PARKING AND LOADING REQUIREMENTS- AS REGULATED BY ARTICLE VI HEREOF.