

CHAPTER 1151  
B-1 GENERAL BUSINESS DISTRICT

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CROSS REFERENCES

District established – see P. & Z. Chap 1139

General provisions – see- P. & Z. Chap 1167

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1151.01            INTENT

This District is designed to provide for highway-oriented uses and less intensive business types to serve the market of the urban area rather than the neighborhood and is typically mapped along major traffic arteries and/or adjacent to the B-4 Central Business District

1151.02            PERMITTED PRINCIPAL USES.

Permitted principal uses in B-1 Districts are:

- (a)     Automobile services station including light repairs and accessory sales and installation
- (b)     Automobile sales and service (new and used)
- (c)     Auto wash facilities which are completely enclosed in a building
- (d)     Bars and refreshment stands
- (e)     Building services and supplies, including lumber yard
- (f)     Drive-in banks
- (g)     Drive-dry cleaning pick-up stations
- (h)     Drive-in restaurants
- (i)     Farm implement sales
- (j)     Fruit, florist, nursery stock and produce sales.
- (k)     Household appliances repair

- (l) Mortuary establishments ( a caretaker's residence may be provided within the main building of mortuary establishment)
- (m) Motels
- (n) Open air commercial amusements
- (o) Plumbing and heating shops.

1151.03 ACCESSORY USES:

Accessory uses in B-a Districts are those uses customarily accessory to the permitted uses in Section 1151.02

1151.04 YARD REQUIREMENTS

In a B-1 General Business District the following yard area shall be provided

- (a) Front Yards Front yards shall not be less than thirty-five feet in depth.
- (b) Side Yards Side yards shall not be required except that a yard of not less than ten feet in width shall be provided where a side lot line of the B-1 District abuts a residential district.
- (c) Rear Yards Rear yards shall not be required except where a rear lot line of the B-1 District abuts a residential district, a rear yard of thirty feet shall be provided.

1151.05 BUILDING HEIGHT REGULATIONS

No building in the B-1 District shall exceed two and one-half stories or thirty feet in height

1151.06 ACCESSORY PARKING

In B-1 Districts, accessory parking space shall be provided in accordance with the provisions of Section 1167.16

1151.07 OFF-STREET LOADING

Off-street loading spaces for B-1 Districts shall be provided in accordance with the provisions of Section 1167.15

1151.08 SIGNS

For size and location of permitted signs in B-1 Districts, see Section 1167.20

1151.09 SCREENING

For screening regulations for uses adjoining residential districts see Section 1167.17