

CHAPTER 1153
B-2 CONVENIENCE SHOPPING DISTRICT

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CROSS REFERENCES

District established – see P. & Z. Chap 1139

General provisions – see P. & Z. Chap 1167

1153.01 INTENT

This District is designed to provide for a limited range of convenience goods to supply the emergency needs of those living in the immediate vicinity. Size will be approximately one acre and contain three to five uses to serve about 2,000 people.

1153.02 PERMITTED PRINCIPAL USES.

Permitted principal uses in B-2 Districts are.

- (a) Barber and beauty shops
- (b) Drug Stores
- (c) Food stores
- (d) Hardware
- (e) Laundry and dry cleaning pick-up service and coin operated washing and dry cleaning facilities.

1153.03 ACCESSORY USES

Accessory uses in B-2 Districts are uses customarily accessory to the permitted principal uses in Section 1153.02

1153.04 YARD REQUIREMENTS

Yard requirements for B-2 Districts are those yard requirements of the adjacent and surrounding residential district.

1153.05 BUILDING HEIGHT REGULATIONS

Maximum permitted height for buildings in this District shall be two and one-half stories or thirty feet.

1153.06 ACCESSORY PARKING

Accessory parking requirements for B-2 Districts are as required in Section 1167.16

1153.07 OFF-STREET LOADING

Off-street loading spaces for B-2 Districts shall be provided as required in Section 1167.15

1153.08 SIGNS

For size and location of permitted signs in B-2 District, see Section 1167.20

1153.09 SCREENING

For screening regulations for uses adjoining residential districts, see Section 1167.17

- (1) Churches
- (2) Municipal offices
- (3) Libraries
- (4) Fraternal organizations
- (5) Parking garages.

(c) Other uses, which, in the opinion of the Planning Board, are similar to the above uses indicates as being permitted. The Planning Board may also consider essentially custom manufacturing activities, which in their opinion shall have the following characteristics:

- (1) Benefit from a central location and are appropriate in the B-4 Central Business District
- (2) Do not create any significant objectionable influences
- (3) Involve products characterized by a high ration of value to bulk, so that truck traffic is kept to a minimum

(c) Off-street parking facilities, according to the provisions of Section 1167.16.

1157.03

ACCESSORY USES

(Amended by Ord. 94-16)

Accessory structures and uses in B-4 Districts are those customarily incidental to the permitted principal uses in Section 1157.02, and include use of upper floors as residential apartments provided that the total floor area of each such apartment unit is not less than six hundred (600) square feet and provided that not less than one and one-half off street parking spaces are provided per unit.

1157.04

YARD REQUIREMENTS

In a B-4 Central Business District the following yard areas shall be provided:

- (a) Front Yards. No front yard shall be required except where the frontage on one side of a block is divided between a B-4 Central Business District and a residential district, the front yard requirement of the residential district shall apply to the area in the B-4 Central Business District
- (b) Side Yards. Side yards shall not be required excepting a yard not less than six feet in width shall be required where a side lot line of a B-4 Central business District abuts a residential district. An additional foot of yard space shall be added for each additional two feet of building height above twenty-five feet.
- (c) Rear Yards. Rear yards shall not be required excepting: where a rear lot line of a B-4 Central Business District abuts a residential district, there shall be a rear yard of twenty-five feet for one or two-story buildings, an additional one foot of rear yard shall be provided for each two feet of building height over twenty-five feet, such yard may be measured from the center line of an intervening alley. Where

there is no alley, a wall or decorative fence at least five feet six inches high shall be placed along the boundary line of a rear yard abutting a residential district.

1157.05 BUILDING HEIGHT REGULATIONS

There shall be no specific height limitation on a B-4 District, provided, however, that prior to the issuance of a building permit for any structure which is planned to exceed thirty-five feet in height, the Planning Board shall make a finding that any such excessive height will not be detrimental to the public safety or to the light, air or privacy of any other structure or use currently existing or approved for construction

1157.06 ACCESSORY PARKING

Parking space as an accessory use shall not be required in the B-4 Central Business District except as noted in Section 1167.16

1157.07 OFF-STREET LOADING

Off-street loading space in B-4 Districts shall be provided in accordance with the provisions of Section 1167.15

1157.08 SIGNS

For size and location of permitted signs in B-4 Districts, see Section 1167.20

1157.09 SCREENING

For screening regulations for uses adjoining residential districts see Section 1167.17