

## **CHAPTER 1121**

### **B-1 Local Business District**

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#### **1121.001 INTENT.**

The primary intent of the B-1 Local Business District is to reserve certain land areas for retail business and personal service uses. These areas will constitute concentrations of neighborhood business uses located in convenient and close relationship to surrounding residential development.

(Ord. A-2248. Passed 4-9-01.)

#### **1121.01 PRINCIPAL USES.**

No building, structure or land shall be erected, altered or used which is arranged or designed for other than one or more of the following uses, except as provided herein and in Chapter 1109. The following retail business and service establishments when supplying commodities or performing services primarily for the residents of the neighborhood on a day-to-day basis:

- (a) Barber shop; beauty shop; weight loss center;
- (b) Boarding or lodging house;
- (c) Business or professional office;
- (d) Charitable bingo halls and similar establishments conducting legal games of chance, subject to the provisions of Chapter 517 of the Code of Ordinances;
- (e) Commercial day care center;
- (f) Consignment shop;
- (g) Drug store;
- (h) Dry cleaner; laundry;
- (i) Educational institution;
- (j) Financial institution;
- (k) Florist shop;
- (l) Grocery; meat market; fruit and vegetable store; supermarket; delicatessen;
- (m) Hardware store; paint store;
- (n) Home office;
- (o) Motor vehicle self service station/mini mart;
- (p) Motor vehicle wash facility;
- (q) Newsdealer;

- (r) Postal station;
  - (s) Private club or lodge;
  - (t) Private noncommercial recreation development or facility;
  - (u) Private school; special school;
  - (v) Public parking area;
  - (w) Publicly owned or operated recreation facility; public library or other public cultural facility;
  - (x) Religious institution;
  - (y) Shoe repair shop;
  - (z) Tailor and pressing shop;
  - (aa) Residential interior design;
  - (bb) Consumer electronics sales, including computer, audio, video, wireless and handheld devices;
  - (cc) Motor vehicle accessory – retail sales only;
  - (dd) Video rental store
- (Ord. A-2248. Passed 4-9-01. and Ord. A-2419. Passed 1-24-05)

#### **1121.02 CONDITIONAL USES.**

The following uses shall be permitted only if expressly authorized by the Board of Appeals and subject to the provisions of Chapter 1147:

- (a) Bakery, provided the floor areas used for production shall not exceed 750 square feet;
  - (b) Catering, subject to the provisions of Section 1147.43;
  - (c) Dry cleaning establishment using not more than two clothes cleaning units, neither of which shall have a rated capacity of more than sixty pounds;
  - (d) Funeral home or mortuary;
  - (e) Home occupation;
  - (f) Multi-family dwelling;
  - (g) Municipal or governmental building;
  - (h) Off-premises sign, subject to the provisions of Chapter 1149;
  - (i) Off-street parking accessory to any principal use, excluding a dwelling, not located on the same lot as the principal use;
  - (j) Outdoor storage, subject to the provisions of Section 1147.38;
  - (k) Private noncommercial recreation facility;
  - (l) Public utility building necessary for the furnishing of adequate service to the areas, but not including a garage, general office, outdoor storage yard or warehouse;
  - (m) Restaurant or tavern, but not including entertainment or dancing and not including drive-in establishments; soda fountain or ice cream parlor; liquor sales subject to applicable regulations and such permits as may be required by law;
  - (n) Single-family dwelling;
  - (o) Tourist home;
  - (p) Two-family dwelling;
  - (q) Wireless telecommunications facility, subject to the provisions of Chapter 1150.
- (Ord. A-2248. Passed 4-9-01; Ord. A-2419. Passed 1-24-05. Ord. A-2642. Passed 5-24-10)

**1121.03 ACCESSORY USES.**

Accessory uses, buildings and structures customarily incidental to any use listed as a permitted principal or conditional use in this chapter shall be permitted in conjunction with such use, provided that such buildings comply with yard setbacks of this district and that the total ground floor area of such accessory uses, buildings and structures does not exceed ten percent of the lot area nor fifty percent of the ground floor area of the principal building, including:

- (a) Architectural canopy sign, subject to the provisions of Chapter 1149;
  - (b) Directional sign, subject to the provisions of Chapter 1149;
  - (c) Interstate sign, subject to the provisions of Chapter 1149;
  - (d) Off-street parking facility;
  - (e) On-premises sign, subject to the provisions of Chapter 1149;
  - (f) Outdoor displays;
  - (g) Political sign;
  - (h) Portable or temporary sign, subject to the provisions of Chapter 1149;
  - (i) Private garage; private parking area;
  - (j) Projecting sign, subject to the provisions of Chapter 1149;
  - (k) Real estate sign, nameplate and institutional bulletin board, subject to the provisions of Chapter 1149;
  - (l) Temporary building for uses incidental to construction;
  - (m) Temporary structure for uses related to labor disputes.
- (Ord. A-2248. Passed 4-9-01.)

**1121.04 REQUIRED CONDITIONS.**

All businesses, services or processing shall be conducted wholly within a completely enclosed building, except for off-street parking and conditionally approved outdoor storage. All products produced on the lot, whether primary or incidental, shall be sold at retail primarily on the lot where produced. Processes and equipment employed and goods produced or sold shall be limited to those which are not objectionable by any reason of odor, dust, smoke, cinders, gas, fumes, noise, vibration, refuse matter or water-carried waste.

(Ord. A-2248. Passed 4-9-01.)

**1121.05 HEIGHT REGULATIONS.**

No building or structure shall exceed the following height except as provided in Chapter 1107:

- (a) Single and two-family dwellings .....2½ stories, but not to exceed 35 feet
- (b) Other principal uses; conditional uses  
(except as provided in Chapter 1147) .....35 feet
- (c) Accessory uses .....2 stories, but not to exceed 25 feet

(Ord. A-2248. Passed 4-9-01.)

**1121.06 LOT AREA, FRONTAGE AND YARD REQUIREMENTS.**

The following minimum requirements shall apply except as provided in Chapter 1107:

	Lot Area (sq. ft.)	Lot Area Per Dwelling Unit (sq. ft.)	Lot Width (ft.)	Front Yard Depth (ft.)	Side Yard Width Each (ft.)	Rear Yard Depth (ft.)
Dwellings and other non-business uses*						
Business uses	None	N/A	None	20	None**	15

\*Same as required in Section 1119.05

\*\*Except when adjoining any S or R District, not less than ten feet; in other cases when provided, not less than five feet.

(Ord. A-2248. Passed 4-9-01.)

**1121.07 MINIMUM FLOOR AREA.**

All dwellings shall have a minimum floor area, excluding attached garage space, in square feet as follows:

Same as required in Section 1119.06.

(Ord. A-2248. Passed 4-9-01.)