

DIVISION 16. - B-1 NEIGHBORHOOD BUSINESS DISTRICT

Footnotes:

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Cross reference— *Businesses, ch. 22.*

Sec. 122-581. - Intent and purpose.

The neighborhood business (B-1) district is intended for neighborhood convenience goods and services involving basic, regular household purchases. In order to keep building scale and intensity compatible with surrounding residential development, there is a maximum allowable square footage, and an architectural review is necessary for more intense uses. Multifamily development in the B-1 district shall be no greater than 12 dwelling units per acre.

(Code 1961, § 22-11(7); Code 1985, § 7-712; Ord. No. 1854, § 1, 6-17-86; Ord. No. 1903, § 2, 2-3-87; Ord. No. 2275, § 18, 5-5-92)

Sec. 122-582. - General provisions.

The neighborhood business (B-1) district is intended for neighborhood convenience goods and services involving basic, regular household purchases. Building scale and intensity should be compatible with surrounding residential development. Multifamily development shall be no greater than 12 dwelling units per gross acre. Governmental, recreational, religious and educational facilities of compatible scale may be allowed as special exceptions by the board of adjustment.

(Code 1985, § 7-839(a); Ord. No. 1854, § 3, 6-17-86; Ord. No. 1903, § 3, 2-3-87; Ord. No. 1944, § 6, 8-4-87; Ord. No. 2261, § 1, 2-4-92; Ord. No. 2275, § 42, 5-5-92; Ord. No. 2730, § 8, 6-3-97)

Sec. 122-583. - Permitted principal uses.

The following uses are permitted without exception in the neighborhood business (B-1) district:

(1) *Residential uses:*

- a. Community residential home (maximum of 12 unrelated residents per single-family residential dwelling).
- b. Residence—Gallery.
- c. Residence—Office.
- d. Single-family dwelling.
- e. Two-family dwelling.

(2) *Retail uses:*

- a. Bakery store.
- b. Hardware store.
- c. Home decorating store.
- d. Liquor store, package.
- e. Pharmacy (subject to the requirements in [section 122-1227](#)).
- f. Roadside fruit and vegetable sales (reference [section 122-1184](#)).
- g. Specialty retail stores.

h. Videotape store.

(3) *Service uses:*

- a. Alcoholic beverage establishment (off-premises consumption).
- b. Alcoholic beverage establishment (on-premises consumption) (reference section 122-1185).
- c. Coin-operated laundry and dry cleaning.
- d. Financial institution.
- e. Hairstyling shop.
- f. Minor household repair establishment.
- g. Parking lot.
- h. Photocopying and duplicating service.
- i. Professional and business office.
- j. Restaurant.

(4) *Education/recreation/social uses:*

- a. Antique gallery/art gallery/museum.
- b. Church/place of worship.
- c. Dance/art/music studios.
- d. Library, branch.
- e. Physical fitness center.
- f. Speech and language center/school.

(5) *Public uses:* Post office.

(6) *Health care facilities:*

- a. Medical and dental office.
- b. Veterinarian office (no overnight boarding).

(7) *Industrial uses:* None.

(Code 1985, § 7-839(b); Ord. No. 1854, § 3, 6-17-86; Ord. No. 1903, § 3, 2-3-87; Ord. No. 1944, § 6, 8-4-87; Ord. No. 2261, § 1, 2-4-92; Ord. No. 2275, § 42, 5-5-92; Ord. No. 2730, § 8, 6-3-97; Ord. No. 2959, § 11, 6-15-99; Ord. No. 5299, § 4, 6-8-04; Ord. No. 5406, § 22, 7-12-05; Ord. No. 5974, § 2, 12-23-09; Ord. No. 2017-33, § 11, 3-7-17; Ord. No. 2018-2, § 7, 10-17-17)

Sec. 122-584. - Special exceptions.

The following uses are permitted by special exception in the neighborhood business (B-1) district:

- (1) *Residential uses:* Multi-family dwelling, (maximum of 12 units per acre) subject to the architectural review requirements in subsection 122-216(t)(2).
- (2) *Retail uses:* Garden and nursery sales.
- (3) *Service uses:*
 - a. Drive-through facility (non-restaurant).
 - b. Full service station (reference article IX, division 3 of this chapter).
 - c. Restaurant with drive-through window.
 - d. Self-service station/convenience store (reference section 122-1196).
- (4) *Education/recreation/social uses:*

a. Day care facility (reference article IX, division 5 of this chapter).

(5) *Public uses*: Parks/open space areas.

(6) *Health care uses*: None permitted.

(7) *Industrial uses*: None permitted.

(Code 1985, § 7-839(c); Ord. No. 1854, § 3, 6-17-86; Ord. No. 1903, § 3, 2-3-87; Ord. No. 1944, § 6, 8-4-87; Ord. No. 2261, § 1, 2-4-92; Ord. No. 2275, § 42, 5-5-92; Ord. No. 2730, § 8, 6-3-97; Ord. No. 5406, § 23, 7-12-05; Ord. No. 5974, § 3, 12-23-09)

Sec. 122-585. - Limitations on uses.

All permitted uses in the neighborhood business (B-1) district shall be limited by the following:

- (1) Multifamily development shall be limited to 12 dwelling units per gross acre.
- (2) No parking shall be permitted in the front yard if there is residentially zoned property across the street, except as provided in section 122-1241(c).
- (3) No exposed drainage retention area exceeding 2½ feet in depth at a 3:1 slope shall be permitted in a required front yard.
- (4) Property abutting other residential uses shall conform to the requirements of section 122-260 and be approved in the site plan review process to reduce sign and noise intrusion.
- (5) Property with residential uses abutting on either side of it shall maintain the same front yard setback requirements as the abutting residential property.

(Code 1985, § 7-839(d); Ord. No. 1854, § 3, 6-17-86; Ord. No. 1903, § 3, 2-3-87; Ord. No. 1944, § 6, 8-4-87; Ord. No. 2261, § 1, 2-4-92; Ord. No. 2275, § 42, 5-5-92; Ord. No. 2730, § 8, 6-3-97)

Sec. 122-586. - Lot requirements; building height.

The following lot requirements shall apply to the neighborhood business (B-1) district:

- (1) *Lot size*. The minimum lot size shall be no less than 7,500 square feet for a single-family residence, and 10,000 square feet for other residential uses and for permitted nonresidential uses.
- (2) *Lot width*. The minimum lot width shall be 75 feet for a single-family residence and 100 feet for other residential or permitted nonresidential uses.
- (3) *Lot depth*. The minimum lot depth shall be 100 feet for any residential and permitted nonresidential uses.
- (4) *Front yard*. The minimum front yard shall be 25 feet for any residential use and zero feet for permitted nonresidential uses, except as outlined in section 122-585(5).
- (5) *Side yard*. The minimum side yard shall be ten feet for any residential use and zero feet for permitted nonresidential uses, except as outlined in section 122-585(4).
- (6) *Rear yard*. The minimum rear yard shall be 25 feet for any residential use and zero feet for permitted nonresidential uses, except as outlined in section 122-585(4).
- (7) *Lot coverage*. The maximum lot coverage for all buildings shall be 35 percent.
- (8) *Height limit*. The maximum height of any structure shall be 35 feet.

(Code 1985, § 7-839(e); Ord. No. 1854, § 3, 6-17-86; Ord. No. 1903, § 3, 2-3-87; Ord. No. 1944, § 6, 8-4-87; Ord. No. 2261, § 1, 2-4-92; Ord. No. 2275, § 42, 5-5-92; Ord. No. 2730, § 8, 6-3-97)

Sec. 122-587. - Parking requirements.

Off-street parking requirements for the neighborhood business (B-1) district shall be governed by article VI of this chapter.

(Code 1985, § 7-839(f); Ord. No. 1854, § 3, 6-17-86; Ord. No. 1903, § 3, 2-3-87; Ord. No. 1944, § 6, 8-4-87; Ord. No. 2261, § 1, 2-4-92; Ord. No. 2275, § 42, 5-5-92; Ord. No. 2730, § 8, 6-3-97)

Sec. 122-588. - Site plan.

Site plans shall be required for development in the B-1 district as per article IV of this chapter.

(Code 1985, § 7-839(g); Ord. No. 1854, § 3, 6-17-86; Ord. No. 1903, § 3, 2-3-87; Ord. No. 1944, § 6, 8-4-87; Ord. No. 2261, § 1, 2-4-92; Ord. No. 2275, § 42, 5-5-92; Ord. No. 2730, § 8, 6-3-97)

Secs. 122-589—122-600. - Reserved.