

Sec. 61. B-1 Neighborhood Business District.

(a) *B-1 District intent.* This district consists of areas where a limited range of commercial and institutional uses may serve the needs of a small neighborhood. The objective of the district is to encourage the development of small-scale neighborhood centers for a variety of activities.

(b) *B-1 District use regulations.* Accessory and combined uses and structures may be permitted subject to § 25 *Combined principal and accessory uses*, and similar uses to those listed below may also be permitted subject to § 26 *Interpretation of uses*. All uses listed in this district are defined by § 350 *Uses defined*.

(1) *Permitted uses.* The following uses shall be permitted subject to appropriate permits being issued in accordance with this ordinance:

a. *Residential uses.*

- combination dwelling

b. *Institutional uses.*

- boarding house
- cemetery
- club
- community center
- community facility
- country club
- day care center
- domiciliary care facility
- hospital
- nursing care facility
- park
- place of worship
- public utility service
- school

c. *Commercial uses.*

- animal hospital
- bank or financial service
- broadcast studio
- business or professional office
- business support service
- clinic
- commercial school
- convenience store
- garden center or nursery
- general retail business, enclosed
- laundry service
- medical support service
- personal service
- restaurant, standard

- shopping center, neighborhood
- specialty retail center, subject to § 114
- tourist home

d. *Temporary uses.*

- seasonal sales
- special event

(2) *Conditional uses.* The following uses shall be permitted subject to a conditional use permit being granted by the Planning and Zoning Commission and further subject to appropriate permits being issued in accordance with this ordinance.

Institutional uses.

- public utility facility

(c) *B-1 District dimensional regulations.* Except as provided in Art. III. *Supplemental District Regulations*, the following dimensional standards shall be required:

Minimum lot area:	none
Minimum lot width:	150 feet
Minimum front yard:	35 feet
Minimum side yard:	10 feet
Minimum rear yard:	35 feet
Maximum building height:	35 feet

(d) B-1 District site development regulations. The following additional regulations shall be required:

- (1) Off-Street Parking and Loading Regulations, in accordance with §§ 170-189.
- (2) Screening and Buffer Yard Regulations, in accordance with §§ 190-209.
- (3) Sign Regulations, in accordance with §§ 210-299.