

SUBCHAPTER 1G "B-1" GENERAL BUSINESS DISTRICT

5-1G-1 "B-1" DISTRICT REGULATIONS

5-1G-2 USE REGULATIONS

5-1G-3 PARKING REGULATIONS

5-1G-4 HEIGHT REGULATIONS

5-1G-5 AREA REGULATIONS

5-1G-1 "B-1" DISTRICT REGULATIONS. The regulations set forth in this Chapter or set forth elsewhere in the Title, when referred to in this Chapter, are the regulations in the "B-1" General Business District.

5-1G-2 USE REGULATIONS. Buildings and premises shall be used for any commercial establishment in the Title whose primary purpose is retail trade, but restricted in that any activities that could be labeled as manufacturing are limited to those actions necessary to prepare the final product for retail sale. Examples of permitted uses are:

1. General retail sales such as hardware, clothing, gifts, bakery items, drug stores, notions, restaurants, taverns, appliances, radio/TV shops, florists, and theaters.
2. General office uses such as banks, savings and loans, public offices, attorneys, doctors, dentists, insurance, real estate, investment counseling and business offices.
3. General service businesses such as barber shops, beauty shops, tailoring, gas stations parking lots, photo labs, photograph studios, newspaper, media offices and accountants.
4. Apartments, as accessory use to structure.
5. Car dealerships, agricultural machinery dealerships, other motorized or RV vehicle dealerships, mobile home sales, car washes, auto body repair shops, automotive repair shops, skating rinks, bowling, dance halls and recreational vehicle campsites.
(Ord. 773, 01-06-1992)
6. Truck stops, drive-in restaurants, dry cleaners, motels, laboratories, animal clinics, wholesale merchandise distributorship, veterinary clinics, private, for profit schools and private clubs.
7. Commercial greenhouse or nursery.
8. Wholesale merchandizing or storage warehouse. (Not including grain storage.)
9. General service and repair establishments including dyeing or cleaning works or laundry, plumbing and heating, printing, painting, upholstering, or tin-smithing.
10. Compounding of cosmetics, toiletries, drugs, and pharmaceutical products.
11. Outdoor advertising in accordance with Subchapter OH.
12. Accessory buildings.
13. Broadcasting station.

14. Any allowable use in "R-2" Residential Districts. (Ord. 882, Passed November 4, 1996)

5-1G-3 PARKING REGULATIONS. Off street parking spaces shall be provided in accordance with the requirements for specific uses set out in Subchapter 1N.

5-1G-4 HEIGHT REGULATIONS. No building shall exceed six (6) stories nor shall it exceed seventy-five feet (75') except as provided in Subchapter 1M.

5-1G-5 AREA REGULATIONS.

1. Yards:
 - a. The front and rear yard regulations for dwellings are the same as those in the "R-1" Residential District. No front or rear yards for commercial buildings are required except on the rear of a lot abutting an "R-1" or "R-2" District, in which event a rear yard of not less than thirty feet (30') shall be provided.
 - b. The side yard regulations for dwellings are the same as those in the "R-1" Residential District. No side yards for commercial buildings are required except on the side of a lot abutting an "R-1", "R-2", or "R-3" District, in which event a side yard of not less than thirty feet (30') shall be provided.

TITLE V LAND USE REGULATIONS

CHAPTER 1 ZONING REGULATIONS

