

5.8 B-1 Neighborhood Business District

No building or use shall hereafter be established or enlarged within the B-1 Neighborhood Business District unless it conforms to the following regulations:

a. Permitted Uses.

- (1) Business and professional offices.
- (2) Drug stores.
- (3) Food Stores.
- (4) Existing residences.

b. Conditional Uses. See Section 6 for specific conditional uses and conditions.

c. Lot Size Requirements.

- (1) On-site sewage disposal systems:
 - (a) Minimum lot area: 20,000 square feet, except where the Department of Natural Resources regulations require more.
 - (b) Minimum lot width: Eighty feet (80').
- (2) With municipal sewers:
 - (a) Minimum lot area: 20,000 square feet.
 - (b) Minimum lot width: Eighty feet (80').

d. Building Bulk Limitations.

- (1) A front yard not less than thirty feet (30').
- (2) A side yard on each side of the lot not less than fifteen feet (15').
- (3) A rear yard not less than fifty feet (50').
- (4) Maximum building height: Thirty-five feet (35').
- (5) Transitional yards:
 - (a) where a side lot coincides with a side or rear lot line in an adjacent residential district, then a side yard shall be provided along such side lot line that is equal in width to the minimum side yard which would be required by this Ordinance for residential use on the adjacent residential lot.
 - (b) where a rear lot line coincides with a side lot line in an adjacent residential district, then a yard shall be provided along such rear lot line that is equal in dimension to the minimum side yard which would be required under this Ordinance for a residential use on the adjacent residential lot.
 - (c) where a rear lot coincides with a rear lot in an adjacent residence district, then a yard shall be provided along such rear lot line that is not less than twenty feet (20') in depth.
 - (d) where the extension of a front or side lot line coincides with a front line of an adjacent lot located in a residence district, then a yard equal in depth to the minimum front yard required by this Ordinance on such adjacent residential lot shall be provided along such front or side lot line for a distance of at least twenty feet (20'), including the width of any intervening alley.

e. Standards. All buildings, structures, and uses hereafter established or enlarged in the B-1 Neighborhood Business District shall comply with the following conditions and restrictions:

- (1) No new residential buildings shall be constructed in the B-1 Neighborhood Business District. Existing residential buildings may be altered, remodeled, improved, or enlarged subject to the restrictions and regulations which would be applicable to residences located in the R-4 General Residence District.
- (2) All business establishments shall be retail or service establishments dealing directly with consumers. All goods produced on the premises shall be sold at retail on the premises where produced.
- (3) All business, servicing, storage, and display of goods (except for off-street parking and loading) shall be conducted within completely enclosed buildings.
- (4) No business establishment shall offer goods or services directly to customers waiting in parked motor vehicles, or sell beverages or food for consumption on the premises in parked motor vehicles.
- (5) Exterior lighting fixtures shall be shaded wherever necessary to avoid casting direct light upon any property located in a residential district or upon any public street or park.