

CHAPTER 1261
B-1 COMMUNITY BUSINESS DISTRICT

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1261.01 PURPOSE

It is the purpose of the Community Business District to encourage and provide suitable areas for orderly development of a broad range of commercial activity.

1261.02 PERMITTED USES

- A. Car washes.
- B. Funeral homes.
- C. Garden centers.
- D. Self-service laundries.
- E. Medical clinics/offices.
- F. Gasoline service stations.
- G. Banks, savings & loan and credit agencies with or without drive-thru facilities.
- H. Equipment rental and leasing, provided all storage areas are screened or enclosed.
- I. Restaurants or eating establishments with or without drive-thru facilities.
- J. Lumber and home improvement sales, provided all storage areas are screened or enclosed.
- K. Churches, synagogues and other place of worship, provided the building is located on and has direct access to a through street.
- L. Similar uses, as determined by the Board of Zoning Appeals, in accordance with the provisions of Subsection 1243.02.05 of the Zoning Code.
- M. Commercial recreational facilities such as community and public swimming pools, skating rinks, bowling alleys and physical fitness/recreational centers.
- N. Automobile sales and/or service establishments, provided all operations except for display and sales be located completely within enclosed building.
- O. Hotels and motels.
- P. Food sales, consisting of:
 - 1. Specialty food stores
 - 2. Dairy or bakery products.
 - 3. Miscellaneous food stores
 - 4. Grocery, meat, fish, fruit and vegetable sales
- Q. General Merchandise, Consisting of:
 - 1. Specialty shops
 - 2. Dry goods and general merchandise

3. Miscellaneous apparel and accessory stores
- R. Home Furnishings, consisting of:
 1. Paint and wallpaper sales
 2. Radio, television and music stores
 3. Interior decorating and upholstery shops
 4. Furniture, home furnishings and equipment stores
- S. Personal Services, consisting of:
 1. Barber and beauty shops
 2. Shoe and garment repair
 3. Public and private parking areas
 4. Office of insurance agents and brokers
 5. Radio, television or small appliance repair
 6. On-premises duplicating and reproduction services
 7. Office or real estate agents, appraisers, broker and managers
 8. Office of professional services (accounting, architectural/landscape architectural, engineering, health care and legal
- T. Retail Sales, consisting of:
 1. Jewelry
 2. Florists
 3. Drug stores
 4. Optical goods
 5. Sporting goods
 6. Hardware stores
 7. Automobile parts
 8. Books and newspapers
 9. Gift or antique stores
 10. Other similar retail stores which conform to the purpose and intent of the District.

1261.03 CONDITIONAL USES

- A. Greenhouses
- B. Veterinary Hospitals
- C. Temporary or seasonal outdoor sales lots having a maximum operation duration of three (3) months
- D. Residential use as part of a multi-business use building
- E. Parks and Playgrounds
- F. Public and Private schools
- G. Group residential facilities Class 1 and 2
- H. Day Care Facilities.

1261.05 DEVELOPMENT STANDARDS

In addition to the provisions of Chapter 1271, the following standards for the arrangement and development of land and buildings shall be required in the Community Business District.

- 1261.04.01 Minimum Lot Area No minimum lot size is required. However, lot size shall be adequate to provide for parking and yard requirements.
- 1261.04.02 Minimum Lot Width No minimum lot width is required. However, all lots shall abut a street and have adequate width to provide yard space as required by these development standards.
- 1261.04.03 Minimum Front Yard Depth 15 feet
- 1261.04.04 Minimum Side Yard Width- A side yard shall be required adjacent to any zoning district where residences are a permitted use. Such side yard shall be of no less than twenty (20) feet, ten (10) feet of which shall be maintained as an unoccupied area of the lot. It shall be maintained at all times in suitable grass, trees, shrubs and plantings to effectively screen the use from adjacent residential uses.
- 1261.04.05 Minimum Rear Yard Depth- A rear yard shall be required adjacent to any zoning district where residences are a permitted use. Such required rear yards shall be no less than twenty (20) feet, ten (10) feet of which shall be maintained at all times in suitable grass, trees, shrubs and plantings to effectively screen the use from adjacent residential uses.
- 1261.04.06 Maximum Building Height 45 feet
- 1261.04.07 Parking Requirements Parking and loading requirements shall be specified in Chapter 1277. In addition, parking areas shall be no closer to main structures than five (5) feet.
- 1261.04.08 Trash and Garbage Control – Where loading areas occur adjacent to residential areas the plant material shall produce a sustained height of six (6) feet and have an opacity of not less than one hundred (100) percent.