

ARTICLE IX – B-1 COMMUNITY BUSINESS DISTRICT

1. Purpose

The B-1 Community Business District is intended to provide for retail, office, service, and commercial uses that serve the daily and occasional needs of nearby residential areas and the broader community. The district is designed to encourage compatible commercial development, walkability, mixed-use opportunities, and quality site design while minimizing impacts on surrounding residential properties.

2. Permitted Uses

A. Retail Sales and Service Uses

- General retail stores
- Clothing and specialty shops
- Hardware and home goods stores
- Florists and gift shops
- Grocery and food stores
- Pharmacies
- Pet supply stores
- Sporting goods stores
- Electronics and appliance sales
- Personal service establishments, including barber shops, salons, tailoring, shoe repair, and similar uses
- * Business Machine sales and service, excluding Data Centers

B. Food and Beverage Uses

- Restaurants
 - Cafes
 - Bakeries
 - Coffee shops
 - Taverns and establishments serving alcoholic beverages
- Drive-through facilities shall require conditional use approval.

C. Office Uses

- * Computer/Data processing service, excluding Data Centers
- Business
- Professional
- Financial institutions
- Medical, dental, and clinics

- Government
- Real estate and insurance

3. General Development Standards

1. All principal business operations shall be conducted within enclosed buildings except for outdoor seating areas, outdoor display areas approved by the Zoning Administrator, and seasonal sales.
2. Outdoor storage shall be limited and screened from public streets and adjacent residential districts.
3. Commercial vehicles associated with a permitted use shall be screened when located adjacent to residential districts.
4. All uses shall comply with applicable standards regulating noise, lighting, odors, traffic impacts, vibration, and refuse storage.

4. Conditional Uses

- Automotive repair establishments
- Motor vehicle sales and leasing
- Car wash facilities
- Drive-through facilities
- Hotels and motels
- Building material sales
- Veterinary clinics and kennels
- Indoor commercial recreation facilities
- Public parking lots and parking structures
- Commercial schools and trade schools
- Adult-oriented establishments subject to applicable regulations

5. Lot Requirements

With Public Sewer:

- Minimum Lot Area: 15,000 square feet
- Minimum Lot Frontage: 75 feet

Without Public Sewer:

- Minimum Lot Area: 60,000 square feet
- Minimum Lot Frontage: 100 feet

6. Height Regulations

Maximum building height: 35 feet for all structures.

7. Building Setbacks

Front Yard: 25 feet minimum
Side Yard: 10 feet minimum
Rear Yard: 15 feet minimum
Corner Side Yard: 30 feet minimum

8. Landscaping and Screening

Landscaping and screening may be required to buffer adjacent residential properties, screen parking and loading areas, improve site appearance, and reduce lighting impacts.

9. Parking

Parking shall comply with Article XIV Off-Street Parking Requirements.

10. Signs

Signs shall comply with Article XIII Sign Regulations.

11. Accessory Structures

Accessory structures shall comply with all district dimensional and placement requirements. All accessory buildings hereinafter constructed in the B-1 District shall meet the district requirements and those identified in Article IV, Subsection C, Building uses.

12. Other Requirements

All uses and structures within the B-1 Community Business District shall comply with applicable local, county, state, and federal regulations. The Town may require site plan review for commercial developments to evaluate traffic circulation, parking, drainage, landscaping, lighting, and compatibility with surrounding uses.