

## **DIVISION 35: COMMERCIAL BUSINESS (B-1) DISTRICT**

### **Section 35-010: Purpose and Intent.**

The purpose of the Commercial Business District is to encourage the continuation of a viable central business district and area by allowing retail, service, office and entertainment facilities as well as public and semi-public uses. Multi-family residential uses shall also be allowed in this commercial district.

### **Section 35-020: Permitted Uses.**

Commercial establishments offering merchandise or services to the general public. Such establishments to include but not be limited to the following:

- 1) Retail establishments such as grocery, hardware, drug, clothing, furniture stores and restaurants;
- 2) Personal services such as laundry, barber, shoe repair and photography studios;
- 3) Repair services such as jewelry and radio and television repair shops;
- 4) Finance, insurance and real estate services and offices;
- 5) Professional services such as medical/dental clinics, attorneys, architects, engineers, surveyors and accountants offices;
- 6) Public office buildings;
- 7) Public and semi-public buildings such as post office and fire station;
- 8) Hotels and motels (a Conditional Use Permit is required in Shoreland); and
- 9) On/off sale liquor stores.
- 10) Buildings or lots combining business/commercial use with residential, provided that the business/commercial use is located on the street side of the property, and the single or multi-family residential use is in the back of the building or lot, or on other than the ground floor level, and has private access, other than through a business.
- 11) Food Trucks

### **Section 35-030 Conditional Uses.**

The following uses may be permitted with the approval of a Conditional Use permit by the City Council following the procedures outlined in Section 95-050 of this Ordinance.

- 1) Funeral homes and mortuaries;
- 2) Private clubs and lodges;
- 3) Historical buildings, museums, art institutes, galleries, theaters and playhouse;
- 4) Multi-family dwellings;
- 5) Religious Institutions;
- 6) Public or Private schools;
- 7) Day care centers;
- 8) Open sales or storage lot;
- 9) Service stations;
- 10) Vehicle sales and service;
- 11) Commercial Planned Unit Developments; and
- 12) Accessory Uses or structures not listed as permitted.

### **Section 30-035 Maintenance**

All structures shall be properly maintained in a clean and acceptable manner so as not to constitute a menace to the public health, safety, convenience, general welfare, property values, and aesthetics.

All landscaping shall be properly maintained so as to preserve panting in a live state and free of noxious weeds.

### **Section 35-040 Minimum Lot Requirements and Setbacks.**

Minimum lot area, width and height requirements do not apply unless specific standards appear under separate sections of this Ordinance. A 20 -foot setback from an alley right-of-way is required in the Commercial Business (B-1) District. A 20- foot setback shall also be required for buildings located adjacent to residentially zoned property.