

713 NEIGHBORHOOD BUSINESS (B-1)

713.1 Intent

This zone is intended to accommodate neighborhood shopping facilities to serve the needs of the surrounding residential area. Generally, they should be planned facilities and should be oriented to the residential neighborhood and should have a roadway system which will be adequate to accommodate the anticipated vehicular traffic.

713.2 Principal Uses

- A. Retail business and service establishments including grocery stores, self-laundries, laundry and dry-cleaning pick-up stations where no laundry or dry cleaning is done on the premises.
- B. Meat, fruit, and vegetable markets.
- C. Drug and hardware stores.
- D. Personal Service Establishments.
- E. Athletic Club Facility.
- F. Professional offices.
- G. Banks, building and loan associations.
- H. Indoor theaters.
- I. Micro-Brewery ONLY.
- J. Bed and Breakfast Home and Bed and Breakfast Inn.
- K. Short Term Rental Establishments: Hosted Home-Sharing and Dedicated Short Term Rental Establishments.

713.3 Accessory Uses

Uses and structures which are customarily accessory, clearly incidental and subordinate to permitted uses.

713.4 Conditional Uses

- A. Automobile filling stations, restaurants, cafes, and soda fountains.
- B. Medium Density Residential. (See Special Provision 713.7)
- C. When abutting and accessible from State and Federal highways the following may be permitted: drive-in eating and drinking establishments, a restaurant or café, bowling alleys, billiards & pool halls, motels or hotels, and public garages for minor repairs only.

713.5 Prohibited Uses

All uses other than those listed as principal, accessory, or conditional uses or substantially similar to principal accessory, or conditional uses shall be prohibited.

713.6 Lot, Yard, and Height Requirements

Minimum Lot Size	No limitation
Minimum ROW Frontage	50 feet
Minimum Width at Building Line	No limitation
Minimum Front Yard	25 feet
Minimum Each Side Yard	No limitation except on lots adjacent to residential districts. In such a case, the B-1 parcel shall conform on the adjacent side yard to the requirements of the residential district.
Minimum Rear Yard	20 feet
Maximum Height of Building	2 2 stories or 25 feet
Minimum Useable Open Space	No limitation
Maximum Lot Coverage	No limitation

713.7 Special Provisions

- A. Lot, Yard, and Height Requirements for Medium Density Residential shall be as required by R-3. (See 709.6)

713.8 Other Requirements

Parking - See Article VI.

Signs - See Article V, Section 508.