

## **Section 10 – Community Business District**

This district will provide for limited commercial and professional services that can be compatible in a neighborhood setting to provide goods and services to local residents. These districts therefore are located in areas with ready access, and because of the intensity of land use, are in areas where utilities are or may be available.

### **A. Uses Permitted Inherently**

1. Offices for professional services and administrative activities such as professional office of physician, dentist, chiropractor, chiropodist, builder, contractor, architect, engineer, surveyor, or attorney at law.
2. Branch offices only of financial intuitions and banks
3. Barber and Beauty shops
4. Studio - workshop, including sales
5. Retail food stores, such as bakeries, candy, and convenience stores (without gas pumps) and grocery meat markets
6. Restaurants
7. Retail sales and specialty stores
8. Repair and services, indoor and off site, of any article for sale which is permitted in this district
9. Antique shop or bookstore
10. Automobile sales lot and related garage facilities
11. Community recreation center, as a nonprofit community service
12. Laundromats
13. Neighborhood and community shopping centers
14. Hotel, Motel, or Inns
15. Bed and Breakfast

### **B. Uses Permitted by Special Exception**

1. Single Family Dwelling
2. Public parking lot
3. Convenience stores with gas pumps
4. Funeral home
5. Medical clinic or dispensary, hospital, convalescent home, extended or long-term care facility, or day care nursery
6. Multi-family dwellings
7. Self-service storage facilities

Provided, however, that there shall be no machinery or equipment, other than machinery or equipment customarily found in professional offices and ordinary business offices, used or stored in the building or on the lot.

### **C. Area Requirements**

1. Minimum lot area: 7,000 square feet. Each main building hereafter, together with its accessory buildings, shall be located on a lot having an

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area of at least 7,000 square feet, except for existing lot(s) recorded by deed or plat on record at the time of the enacting of this ordinance.

2. Minimum lot width: 50 feet
3. Minimum setbacks:
  - a. Front: 40 feet.
  - b. Rear: 30 feet.
  - c. Side: 15 feet.
4. Maximum building height: 35 feet
5. Buffer zone: 15 feet.
6. Maximum building height: 35 feet

### **D. Parking Requirements**

Off-street parking and loading and unloading space shall be provided for all uses, whether an inherent use or a special exception, in accordance with the requirements of Section 22 - Parking.

### **E. Sign Requirements**

All signs shall be in accordance with Section 24 - Signs.

### **F. Site Plan Review**

Refer to Section 26 – Development Plan.