

Section VII. - "B-1", Neighborhood Business District.

The following regulations shall apply to the "B-1" Neighborhood Business District:

A. *Use regulations:* A building or premises shall be used only for the following purposes:

1. Any use permitted in the "R-2" Duplex and Apartment District.
2. (Reserved.) (Ord. No. 2013-002 (5-14-13), § 1, 5-14-13)
3. Automobile parking lots.
4. Bakery employing not more than five (5) persons.
5. Bank.
6. Beauty parlor.
7. Barber shop.
8. Billiard or pool hall.
9. Cleaning, pressing and dyeing plants employing not more than five (5) persons each.
10. Clinic.
11. Garage, public.
12. Filling station, service station, provided all storage tanks for gasoline shall be below the surface of the ground.
13. Laundries employing not more than five (5) persons on the premises.
14. Laundries, self-service.
15. Ice retail distributing station, no manufacture, and capacity not to exceed five (5) tons storage.
16. Job printing provided total mechanical power used in operation of such printing plant shall not exceed five (5) horsepower.
17. Lodge halls.
18. Mortuaries.
19. Offices.
20. Radio repair and sales shops.
21. Radio studios.
22. Real estate office.
23. Restaurant, cafes, cafeterias, and taverns.
24. Stores and shops for sale of products at retail only.
25. Studio, (Art, photo, music).

B. *Height regulations:* No building shall exceed two and one-half (2½) stories or thirty-five (35) feet in height.

C. *Yard regulations:*

1. *Front yard.* There shall be a front yard along front line of the lot. The minimum depth of such front yard shall be twenty (20) feet.
2. *Side yards.* For uses permitted in the "R-2" District, the side yard regulations for that district shall apply. For additional uses permitted in the "B-1" District, no side yards are required except that on a corner lot the side yard on a street shall be twenty (20) feet. Where a lot is

used for any of the commercial purposes permitted in this district and abutting on the side of a lot in an "R-1" or "R-2" District, there shall be a side yard of not less than five (5) feet.

3. *Rear yard.* For uses permitted in the "R-2" District, the rear yard shall be the same as in the "R-2" District. For all other uses, a rear yard is not required except when it abuts upon an "R-1" or "B-2" District, in which case, there shall be a rear yard of not less than ten (10) feet.
- D. *Intensity of use:* For uses permitted in the "R-2" District, the minimum lot area and minimum lot width shall be the same as in the "R-2" District. There are no minimum lot area or lot width requirements for other uses.
- E. *Parking regulations:*
 1. The parking regulations for dwellings are the same as those in the "R-2" District.
 2. Where any structure is erected, reconstructed or converted for commercial uses or any of the business uses permitted in this section, parking spaces shall be provided in the ratio of not less than one (1) parking space for each two hundred (200) square feet of floor space in the building which is used for commercial purposes. Such parking space may be located on the same lot as the building or on an area within three hundred (300) feet of the building. Two or more owners of the buildings may join together providing this parking space.
- F. *Additional use, height, and area regulations:* Additional use, height and area regulations and exceptions are found in Section XI herein.

(Ord. No. 2013-002 (5-14-13), § 1, 5-14-13)