

## CHAPTER 14. B-1 – GENERAL BUSINESS DISTRICT

- 14.1 PURPOSE.** The B-1 General Business District is intended to serve the overall shopping needs of the population both within and beyond the Village boundaries, including both convenience and comparison goods.
- 14.2 PERMITTED USES.** No building or structure, or any part thereof, shall be erected, altered, or used, or land or premises used, in whole or in part, for other than one or more of the following specified uses:
- A. Accessory Buildings less than or equal to the footprint of the principal structure, subject to Section 8.2.
  - B. Accessory Uses Related to Uses Permitted by Right, Subject to Section 8.3.
  - C. Amusement Devices
  - D. Amusement Establishments
  - E. Bank
  - F. Combination of Uses permitted by right, subject to Section 8.43.
  - G. Convenience Store, Including Fuel Service
  - H. General Retail
  - I. Hotels and Motels
  - J. Mortuary
  - K. Personal Services
  - L. Professional Offices
  - M. Restaurant
  - N. Showroom for Office and Building Trades
  - O. Uses Similar to uses permitted by right
  - P. Vehicle Repair Shop
  - Q. Vehicle Sales Area
- 14.3 SPECIAL LAND USES.** The following may be permitted after the review and approval of the special land use by the Planning Commission.
- A. Accessory Buildings greater than the footprint of the principal structure subject to Section 8.2 and Section 20.11.
  - B. Adult Businesses, subject to Section 20.12.
  - C. Animal Clinic, subject to Section 20.14.

- D. Billboards, subject to Section 20.16.
- E. Boarding/Lodging House, subject to Section 20.17.
- F. Car Wash Connected to Public Sewer, subject to Section 20.19.
- G. Construction Equipment Sales and Supplies, subject to Section 20.22.
- H. Commercial Day Care having 13 or more children, subject to Section 20.24.
- I. Detached Single-Family Dwelling, subject to Section 20.27.
- J. Hardware Store and Building Supplies, subject to Section 20.32.
- K. Institutional Use, subject to Section 20.34.
- L. Laundry and Dry Cleaning Establishment, subject to Section 20.37.
- M. Large and Small Places of Assembly, subject to Section 20.39.
- N. Publicly Owned Buildings, Exchanges or Utility Offices, subject to Section 20.40.
- O. Recreational Facilities, subject to Section 20.41.
- P. Service Stations, subject to Section 20.43.
- Q. Wireless Communication Facilities, subject to Section 8.44.

**14.4 DISTRICT REGULATIONS.** The following requirements are the minimum permitted in the B-1 General Business District.

- A. Minimum Lot Area: The minimum net lot size in the B-1 General Business District shall be ten thousand (10,000) square feet.
- B. Minimum Lot Width: The minimum lot width shall be eighty (80) feet.
- C. Maximum Lot Coverage: The maximum lot coverage in the B-1 General Business District shall be fifty (50) percent.
- D. Maximum Building Height: No buildings, or structures, or parts thereof shall be hereafter erected, altered or moved on any land or premises in this district which shall exceed a height of two and one-half (2 1/2) stories or thirty-five (35) feet from the ground level, whichever is less.
- E. Minimum Building Setbacks:
  - 1) Measurement: All setbacks shall be measured to the foundation, or the face of the building, if cantilevered.
  - 2) Front: Each lot shall have a front yard of not less than forty (40) feet in depth from the right-of-way line.
  - 3) Side: All lots shall maintain a twenty (20) foot side yard along each side lot line.
  - 4) Rear: Every principal building hereafter erected shall have a rear yard not less than twenty-five (25) feet in depth.

- 5) Exceptional Yard Conditions: Where the shape of the lot or other circumstance results in conditions to which the provisions of this section governing yard requirements are inapplicable or would create a hardship, the Zoning Board of Appeals shall prescribe such requirements.