

CHAPTER 12

"B" Communitywide Commercial District

SECTION 1201. INTENT AND PURPOSE.

The "B" Commercial Districts are designed and intended as neighborhood centers, to meet the day-to-day convenience shopping and service need of persons residing in adjacent residential areas and to accommodate office uses together with office sales uses and certain personal services.

It is the purpose of this district to accommodate commercial activities primarily offering goods or services which are required by a family at intervals of a week or less and at the same time to protect adjacent residential areas from the adverse effects of uncontrolled or unlimited commercial activity which can result in blighting influences upon residential uses. Under appropriate conditions medium density apartment developments, mobile home parks, and office and related uses which integrate compatibly with the major street system and surrounding land uses are allowed.

SECTION 1202. USES PERMITTED BY RIGHT.

The following are the principal permitted uses by right within a "B" District and all the uses must be conducted wholly in a permanent, fully enclosed building (except required off-street parking and loading):

- (1) Retail Food Establishments which supply groceries, fruits, vegetables, meats, dairy products, baked goods, confections, or similar commodities for consumption off the premises. Food-stuffs may be prepared or manufactured on the premises as an accessory activity if the sale of the product is limited to the local retail store.
- (2) Other Retail Businesses such as drug, variety, dry goods clothing, notions, music, book, or hardware stores which supply commodities on the premises.
- (3) Personal Service establishments which perform services on the premises, such as barber or beauty shops; repair shops for shoes, radio, television, jewelry; self-service laundries; and photographic studios.
- (4) Offices for Professional Services such as offices of doctors, dentists, and similar or allied professions.

- (5) Institutions for Human Care including hospitals, clinics, sanitariums, nursing or convalescent homes.
- (6) Professional Offices for architects, engineers, artists, and others employed in the graphic arts field.
- (7) Banks and other financial corporation offices.
- (8) Administrative Offices in which the personnel will be employed in one or more of the following fields: executive, administrative, legal, writing, clerical, stenographic, accounting, insurance, and similar enterprises, including both public and private.
- (9) Commercial Schools including art, business, music, dance, professional and trade.
- (10) Motel or Motel-Hotel, provided the following conditions are met:
  - (a) Minimum floor area of two hundred fifty (250) square feet per guest unit shall be provided.
  - (b) Minimum lot area of one (1) acre is required together with a minimum width of one hundred fifty (150) feet, plus there shall be no less than eight hundred (800) square feet of lot area for each guest unit.
  - (c) Maximum lot coverage including all buildings, both principal and accessory, shall be forty (40) percent.
  - (d) Minimum yard dimensions require all buildings to be set back no less than forty (40) feet from any street property line and no less than thirty (30) feet from any side or rear property line, except that the side yard, for a corner lot which is adjacent to the street, shall be no less than forty (40) feet.
- (11) Customary Accessory Uses to any of the permitted uses listed in the "B" Districts and as defined in Chapter 2, Section 202.
- (12) Signs as provided in Chapter 5.
- (13) Off-street Parking and Loading as required and allowed.

SECTION 1203. USES PERMITTED BY SPECIAL USE PERMIT.

The following uses of land or structures may be permitted by the issuance of a special use permit when specified procedures of Chapter 16 and all requirements as outlined in the Chapter and Sections cited, are met:

- (1) Automobile service station, subject to the site development standards cited in Chapter 16.
- (2) Automobile car wash subject to the site development standards required for Gasoline Service Stations in Chapter 16.
- (3) Day Nurseries subject to the standards specified in Chapter 16.
- (4) Institutional Uses subject to the standards specified in Chapter 16.
- (5) Restaurants, Clubs and other eating or drinking establishments which provide food or drink for consumption on the premises, PROVIDED that such establishments shall not be so-called "Drive-In" facilities and that no dancing or entertainment shall be permitted.
- (6) Junkyard or Salvage Yard
- (7) Adult Business
- (8) Outdoor Sales Space, subject to the standards specified in Chapter 16.

SECTION 1204. DIMENSIONAL REQUIREMENTS.

- (1) MINIMUM LOT SIZE.
  - (a) Each lot shall contain a minimum area of twelve thousand five hundred (12,500) square feet, measured from the edge of the road right-of-way as defined in Chapter 2, Section 202.
  - (b) Each lot shall maintain a minimum contiguous permanent frontage of one hundred (100) feet in width at the front lot line.
- (2) MINIMUM YARD REQUIREMENTS.
  - (a) Each lot shall have a minimum front yard of twenty-five (25) feet and said yard, except for necessary drives or walks, shall remain clear and shall not be used for parking, loading or accessory structures.

- (b) Each lot shall have a minimum side yard of ten (10) feet on each side except on that side of the lot abutting upon a residential district, in which case there shall be a side yard of not less than twenty (20) feet and further in the case of a corner lot the side yard on the street side shall be a minimum of twenty-five (25) feet and further except that if walls of structures facing an interior lot line contain windows or other openings there shall be a ten (10) foot side yard.
  - (c) Each lot shall have a rear yard of twenty (20) feet.
- (3) MAXIMUM BUILDING HEIGHT.
  - (a) The maximum building height shall be three (3) stories or forty (40) feet.
  - (b) Exceptions. (Refer to Chapter 3, Section 305).
- (4) OFF-STREET PARKING REQUIREMENTS.
  - (a) Requirements for an allowed use shall be determined from the "Schedule of Parking Requirements" in Chapter 4 (refer to Section 404) .
- (5) LOADING REQUIREMENTS.
  - (a) Any use engaged in the sale of merchandise, including prepared foods and beverages occupying six thousand (6,000) square feet or more shall provide at least one (1) standard loading space, for each six thousand (6,000) square feet or major fraction thereof of gross floor area involved in the use. All office buildings shall provide one loading space.
  - (b) Supplementary regulations are contained in Chapter 4.