

ARTICLE VIII. B-1 SERVICE BUSINESS DISTRICT

SECTION 800. STATEMENT OF PURPOSE

This district classification is designed to provide small scale convenience commercial uses serving the needs of the surrounding residential neighborhood.

SECTION 801. USES PERMITTED BY RIGHT

The following structures and/or uses shall be permitted by right:

1. Except for the following, and subject to any and all conditions imposed thereon, any structure or use permitted by right in an R-2 district:
 - a. One-family detached dwelling unit.
 - b. Multiple dwelling unit of any type.
 - c. A model dwelling unit.
2. Office building for any of the following occupations: executive, management, administrative, writing, clerical, stenographic, or drafting.
3. Generally recognized retail sales business that supplies commodities on the premises for use or consumption off the premises, such as, but not limited to: groceries, meats, dairy products, baked goods or other foods, drugs, dry goods, clothing and notions or hardware.
4. Personal service establishment that performs services on the premises, such as, but not limited to: repair shop (watches, radio, television, shoe, upholstery, and etc.), tailor shop, dressmaker, beauty parlor or barber shop, photography studio, interior decorator, or self-service laundry or dry cleaner.
5. Dry cleaning establishment, or pick-up station, dealing directly with the consumer. Central dry cleaning plants serving more than one (1) retail outlet shall be prohibited.
6. Business establishment that performs services on the premises, such as, but not limited to: bank, loan company, abstract and/or title company, insurance office or real estate office; including drive-in facilities as an accessory use only.
7. Professional service office including the following: lawyer, architect, engineer, doctor, dentist, osteopath, accountant, broker and similar or allied profession, including clinics.

8. Post office or publicly owned office and meeting building serving persons living in the local area.
9. Off-street parking lot or facility.

10. Private club, fraternal organization or lodge hall.
11. Restaurant or other place serving food or beverage, except those having the character of a drive-in or drive-through.
12. Assembly hall, concert hall or similar place of assembly.
13. Business school or college or private school operated for profit.
14. Mortuary or funeral home, subject to the following:
 - a. All activities shall take place within the principal building and not in an accessory building. A caretaker's dwelling unit may be provided within the principal building.
 - b. The lot shall be at least one (1) acre and a minimum width of one hundred fifty (150) feet.
 - c. The lot shall be located on a major thoroughfare or collector street with all motor vehicle ingress and egress therefrom.
 - d. Adequate assembly areas shall be provided off-street for vehicles to be used in funeral processions in addition to required off-street parking requirements.
 - e. Front, side and rear yards shall be at least forty (40) feet, except on those sides adjacent to non-residential districts which shall be twenty (20) feet. All yards shall be appropriately landscaped in trees, shrubs, and grass. No structures or parking areas shall be permitted in said yards, except that rear yards may be used for parking purposes under requirements specified, and except for required entrance drives and those walls and/or fences used to obscure the use from abutting residential districts.
15. Wireless Communications facilities and services subject to the provisions of Section 1218.
16. Accessory building or use.

SECTION 802. USES PERMITTED BY SPECIAL APPROVAL

The following structures and/or uses shall be permitted, but only by special approval granted by the Planning Commission:

1. One-family detached dwelling unit subject to the requirements of the R-2 district.

2. Multiple dwelling unit, including apartment building, and town house,, but excluding hotel and motel.
3. One model dwelling unit for each project or subdivision.

4. Essential services, subject to the following:
 - a. No building shall be closer than forty (40) feet to any property or street line.
 - b. No more than twenty-five (25%) per cent of the lot area may be covered by buildings.
 - c. All buildings shall be harmonious in appearance with the surrounding area and shall be similar in design and appearance to any other buildings on the same site development.
 - d. Where mechanical equipment is located in the open air, it shall be screened from the surrounding area by an obscuring wall, fence, or planting area, and it shall be fenced for safety. All buildings housing mechanical equipment shall be landscaped and maintained to harmonize with the surrounding area.
5. Home occupation.
6. Bowling alley, billiard hall, indoor archery range, indoor tennis court, indoor skating rink, indoor theater, or similar forms of indoor commercial recreation; provided activities are conducted within a completely enclosed main building, and, provided further, that all buildings are set back at least one hundred (100) feet from any adjacent residential lot.
7. Veterinary hospital or clinic; provided that all activities are conducted within a completely enclosed main building, and, provided further, that all buildings are set back at least two hundred (200) feet from any adjacent residential lot.
8. Accessory building or use.
9. Any structure or use which, in the opinion of the Planning Commission, is similar to a structure or use permitted by right or by special approval of the Planning Commission in this zoning district.
10. Wireless Communications support structures subject to the provisions of Section 1218.

SECTION 803. REQUIRED CONDITIONS

1. Any single use occupying more than 15,000 gross square feet shall require special use approval and must comply with the following specific development standards:
 - a. Applicant must demonstrate that there is a public need for the proposed use by identifying any similar existing uses within the service area of the proposed use.

2. Development within the B-1, Service Business District shall be designed to be compatible with the surrounding residential development.
3. Off-street parking shall be located to the side or rear of the principal building(s)

4. Principal buildings shall be located adjacent to the existing or planned right-of-way of any adjacent public or private roads.
5. Concrete masonry units (CMU) and EIFS shall be used sparingly with no more than twenty-five percent (25%) of the street facing building elevations consisting of these materials.