

Sec. 4.2.17. - Neighborhood Business (B-1) classification.

- A. Intent of Classification. The Neighborhood Business Classification is intended to provide for neighborhood retail and shopping facilities that would be appropriate with surround residential areas. All commercial activity involving retail sales or rentals shall take place in a completely enclosed building.
- B. Permitted Uses:
- Artisan shops, antiques, art gallery, art supplies, astrologer, books and stationary, camera, clocks, clothing, craft, gifts, hobby supplies, ice cream shop, jewelry, leather goods, luggage, radio and television, shoes, souvenirs, smoke shop, tobacco, toys, watches and similar establishments including repair
 - Agricultural uses as an interim use, excluding livestock
 - Bait and tackle, sporting goods
 - Bakery, meats, delicatessen, or confectionary
 - Bank, credit union, financial and loan
 - Barber, beauty shop
 - Club, private, lodge, fraternity, sorority
 - Convenience store, gas station
 - Daycare, child, adult
 - Dwelling units for owner or employee
 - Fitness centers and gymnasiums
 - Golf course
 - Hospital
 - Land, farm management
 - Library
 - Museums
 - Orphanage
 - Parking lot
 - Parking of commercial vehicles for permitted business as an accessory use
 - Personal services, detective agency, dressmaker, dry cleaning - including picking-up, florist, interior design, locksmith, laundry, laundromat, pressing, mending clothing, shoes including repair, tailor, travel agency
 - Plant nursery, retail
 - Professional office
 - Public parks, playgrounds
 - Restaurant

Schools, public, and accredited private or parochial

Storage, mini-warehouses

Stores, department, furniture, hardware, household appliances, optical, pet

Studios, art, dance, music, photography, radio, television

Used merchandise, inside building

Veterinary clinic, small animals

C. Special Uses (requiring permit):

Bed and breakfast inn

Bicycles sales, rental

Church, Places of Worship

Garden supply

Gas meter facility and supply lines, high pressure (except where such permits are pre-empted by state or federal regulations)

Horses or cattle, not a sales operation (See special lot area and number requirements in Sec. 4.2.6.F)

Household appliance, repair

Lawn mowers, power, sales and repair

Parking of commercial vehicles in excess of 16,000 lbs. not used by permitted business

Plant nursery, wholesale and retail

Produce sales (inside building)

Restaurant, fast food, or drive through

Seafood shop

Sewage treatment plants (inflow exceeding 5,000 gallons per day)

Sprayfields (or other type of effluent disposal area when application rate exceeds 5,000 gallons per day, if allowed by law)

Utility company service yards

Water wellfields

D. Development Standards:

Maximum Density: 1 dwelling unit per shop or store

Minimum Lot Area: None

Minimum Lot Width: None

Maximum Building Height: 50 feet

Maximum Floor Ratio: 0.70

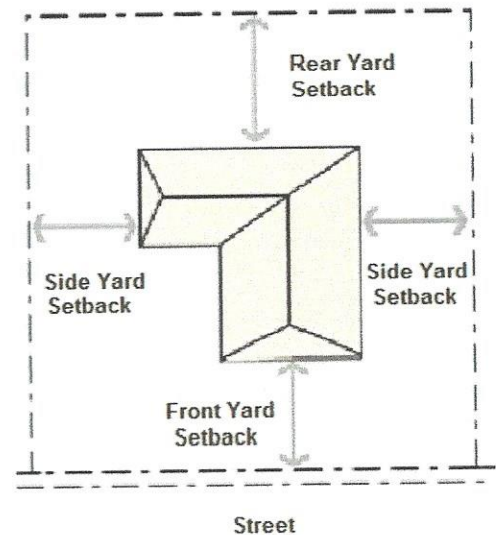
E. Setbacks:

Minimum Front Setback: 40 feet (65 feet w/gas pump)

Minimum Rear Setback: 8 feet

Minimum Side Setback: 10 feet (65 feet w/gas pump)

Accessory Structures: gas pumps or islands require a 25 feet setback; gas pump canopies may protrude 10 feet into a required setback.



F. Special Requirement:

- (1) The front setback area shall not be utilized for the display, or storage of goods, commodities or merchandise offered for sale or rent whether on a temporary or permanent basis, unless permitted through the Temporary or Special Event Permitting Process. Refer to [Sec. 4.3.16](#) for procedures to obtain either a Temporary Use Permit or a Special Event Permit.
- (2) All setbacks shall be measured from the outside wall of buildings or structures and from the concrete curb surrounding gas pumps; however, eaves, roof overhangs, or pilasters may protrude two feet into a required setback.

G. Buffering Requirements. The table below is a modified version of Tables 6.8-2 of the Land Development Code and provides the type of buffer required between a proposed use and an existing use, or in the absence of an existing use. Refer to [Section 6.8.6](#) for additional requirements.

EXPAND