

ARTICLE IX. B-1 COMMUNITY BUSINESS DISTRICT

The community Business District is intended to serve the retail and service needs of nearby residential areas with a wide range of products and services for both daily and occasional shopping. The following regulations shall apply in the B-1 District:

A. PERMITTED USES

Uses permitted in the B-1 District are subject to the following conditions:

1. Dwelling units and rooming units are not permitted below the second floor, except as the residence of the owner or operator of a business on the premises.
2. All business, servicing, or processing, except for off-street parking or loading, shall be conducted within completely enclosed buildings.
3. Establishments of the "drive-in" type offering goods or services directly to customers waiting in parked motor vehicles are allowed only by conditional use permit.
4. The unenclosed parking of trucks as an accessory use, when used in the conduct of a permitted business listed hereafter in this section shall be limited to vehicles of not over one and one half (1 1/2) ton capacity when located within seventy five (75) feet of a Residence District boundary line.

The following uses are permitted in the B-1 District:

1. Antique shops.
2. Art and school supply stores.
3. Art shops or galleries, but not including auction rooms.
4. Automobile accessory stores.
5. Bakeries - room or rooms, containing the baking process shall not exceed a total of five thousand (5000) square feet in area.
6. Banks and financial institutions.
7. Barber shops.
8. Beauty parlors.

9. Bicycle sales, rental, and repair stores.
10. Blueprinting and photostating.
11. Boat showrooms and sales.
12. Book and stationary stores.
13. Business machine sales and service.
14. Camera and photographic supply stores.
15. Candy and ice cream stores.
16. Carpet and rug stores, retail sales only.
17. Catering establishments.
18. Child day care centers.
19. China and glassware stores.
20. Clothing and costume rental stores.
21. Clubs and lodges, nonprofit and fraternal.
22. Coin and stamp stores.
23. Computer and data processing services.
24. Custom dressmaking.
25. Department stores.
26. Drug stores.
27. Dry cleaning establishments, not engaged in wholesale processing.
28. Dry goods stores.
29. Eating and drinking places, excluding drive-ins and establishments primarily engaged in carryout service.
30. Electrical and household appliance stores, including radio and television sales.

31. Electrical showrooms and shops.
32. Employment agencies.
33. Florist shops.
34. Food stores, grocery stores, meat markets, bakeries and delicatessens.
35. Frozen food stores, including locker rental in conjunction therewith.
36. Furniture stores, including upholstering when conducted as part of the retail operations and secondary to the principal use.
37. Furrier shops, including the incidental storage and conditioning of furs.
38. Garden supply, tool, and seed stores.
39. Gift shops.
40. Hardware stores.
41. Hobby shops, for retail of items to be assembled or used away from the premises.
42. Household appliances, office equipment and other small machine sales and service.
43. Interior decorating shops, including upholstering and making of draperies, slip covers, and other similar articles, when conducted as part of the retail operations and secondary to the principal use.
44. Insurance agencies.
45. Jewelry stores, including watch and clock repair.
46. Laboratories, medical and dental.
47. Laboratories, medical and dental, research and testing.
48. Launderettes, automatic, self-service only, or hand laundries employing not more than two (2) persons in addition to one (1) owner or manager.
49. Leather goods and luggage stores.
50. Libraries.

51. Liquor stores, packaged goods.
52. Locksmith shops.
53. Medical and dental clinics.
54. Meeting halls.
55. Millinery shops.
56. Miscellaneous personal services.
57. Miscellaneous repair shops.
58. Miscellaneous shopping goods stores.
59. Motor vehicle and automotive parts and supplies.
60. Musical instrument sales and repair.
61. Newspaper distribution agencies for home delivery and retail trade.
62. Nurseries, lawn and garden supply stores.
63. Nursing and personal care facilities.
64. Office machine sales and servicing.
65. Offices, business, professional, and governmental.
66. Office supply stores.
67. Optician sales, retail.
68. Orthopedic and medical appliance stores.
69. Paint and wallpaper stores.
70. Pet shops.
71. Phonograph record and sheet music stores.
72. Photography studios, including the development of film and pictures, when conducted as part of the retail business on the premises.
73. Picture framing, when conducted for retail trade on the premises only.

74. Plumbing showrooms and shops.
75. Post offices.
76. Publishing and printing.
77. Radio and television sales, servicing and repair shops.
78. Radio and television stations and studios.
79. Real estate offices.
80. Recording studios.
81. Residential care group homes.
82. Restaurants - including the servicing of alcoholic beverages.
83. Schools - dance, music, and business.
84. Security brokers.
85. Sewing machine sales and service - household appliances only.
86. Shoe, clothing, and hat repair stores.
87. Shoe stores.
88. Sporting goods stores.
89. Tailor shops.
90. Taverns.
91. Taxidermists.
92. Telegraph offices.
93. Telephone booths and coin telephones.
94. Ticket agencies, amusement.
95. Tobacco shops.
96. Toy shops.

97. Travel bureaus and transportation ticket offices.
98. Undertaking establishments and funeral parlors.
99. Used merchandise stores.
100. Variety stores.
101. Wearing apparel shops and accessories.
102. Accessory uses, incidental to, and on the same zoning lot as the principal use.

B. CONDITIONAL USES

The following conditional uses may be allowed in the B-1 District, subject to the provisions of Article XVII, Subsection J:

1. Amusement establishments - archery ranges, bowling alleys, shooting galleries, game room, swimming pools, skating rinks, and other similar amusement facilities.
 - a. Adult Entertainment Establishments.
 - 1. Special License Required**
 2. Animal hospitals, veterinary services, and kennels.
 2. Auction rooms.
 3. Automotive repair shops.
 4. Automotive rental and leasing.
 6. Automotive services.
 7. Building material products sales.
 8. Car wash.
 9. Dry cleaning establishments employing more than four (4) persons.
 10. Dwelling units and rooming units, above the ground level.
 11. Eating and drinking establishments primarily engaged in drive-in and carryout service.

12. Farm machinery and equipment sales.
13. Greenhouses, commercial.
14. Hotels, motels.
15. Mail order houses.
16. Manufactured home sales.
17. Motor vehicle sales.
18. Parking garages or structures, other than accessory, for the storage of private passenger automobiles only.
19. Parking lots, open and other than accessory.
20. Recreational and utility trailer dealers.
21. Schools, commercial and trade.
22. Storage Units (Added July 2018)

C. LOT REQUIREMENTS

With public sewer:

1. Area - fifteen thousand (15,000) square feet minimum.
1. Zoning lot frontage - eighty five (85) feet minimum.

Without public sewer:

1. Area - sixty thousand (60,000) square feet minimum.
2. Zoning lot frontage - two hundred (200) feet minimum.

D. HEIGHT REGULATIONS

All structures - thirty five (35) maximum, except as provided by Article IV, Subsection E, Heights Regulations.

E. BUILDING SETBACKS

	<u>Principal Structure</u>	<u>Accessory Building</u>
Front Yard	25 feet minimum from right-of-way	25 feet minimum from right-of-way

Side Yard	10 feet minimum	10 feet minimum
Rear Yard	15 feet minimum	15 feet minimum
Corner Side	30 feet minimum from right-of-way	30 feet minimum from right-of-way

F. ACCESSORY BUILDING

All accessory buildings hereinafter constructed in the B-1 District shall meet the district requirements and those identified in Article IV, Subsection C, Building Uses.

G. PARKING

Parking shall conform to the requirements as set forth in Article XIV, Off-Street Parking Requirements.

H. SIGNS

Signs shall be regulated as set forth in Article XIII, Sign Regulations.

I. OTHER REQUIREMENTS

Additional structures and building allowed in the B-1 Community Business District shall meet the regulations of this district and other articles of the Zoning Ordinance as determined by the Town Zoning Administrator.