

Sec. 608. - Limited Business District B-1.

608.01. *Required conditions.*

- a. All business servicing, storage or processing shall be conducted within a completely enclosed building except where the nature of the activity makes it impossible; except for displays on the premises; and except as provided for below. Outdoor displays shall contain no more than ten percent of the merchandise offered for sale on the premises;
- b. No lot, building or structure shall be used in whole or in part for any industrial or manufacturing purpose; nor any processing or treatment of materials, goods or products except as specified herein.
- c. Light emitted from any use shall not exceed an illumination level of 0.1 footcandles at any lot line adjoining a residential district nor 1.0 footcandles at any other lot line; no light within 500 feet of a residential district and visible from that district shall exceed 150 footlamberts in brightness.

608.02. *Permitted uses.* Within the Limited Business District B-1 the following uses are permitted:

- a. Any business similar in character to the following businesses provided that processing or treatment of materials, goods, or products shall occupy less than 40 percent of the floor area.
 1. Appliance and furniture stores.
 2. Art galleries, art supply and framing shops, antique stores, bookstores, music stores, newsstands, gift or novelty stores, hobby supply stores and jewelry stores.
 3. Bakeries and confectioneries.
 4. Food or drug stores, including grocery stores, pharmacies, and ice cream, candy, health food, gourmet, beverage, or baked goods stores.
 5. General merchandise stores, including department stores and any store selling any combination of the goods and services listed in this section.
 6. Hardware, paint, plumbing, electrical supply and automotive accessory stores.
 7. Plant nurseries, garden supply stores, and flower and plant stores.
 8. Sports equipment, bicycle, and motorcycle stores.
 9. Wearing apparel, shoe, and fabric stores, and millinery shops.
- b. Any of the following recreational uses, provided they are conducted completely indoors:
 1. Billiard parlors, bowling alleys, and other sports or amusement enterprises.
 2. Gymnasiums, swimming pools, and other indoor sport facilities.
 3. Private clubs, fraternal or sorority orders or lodges.
- c. Any of the following service enterprises:
 1. Art or photographic studios.
 2. Barbershops and beauty parlors.
 3. Funeral parlors.
 4. Laundries and dry cleaners.
 5. Rescue squads and fire departments.
 6. Shops for the repair of goods sold at retail stores.
 7. Upholstery shops.

- d. Assembly halls, auditoriums, or hiring halls.
- e. Bed and breakfast lodging, provided that off-street parking be provided equal to one space for each lodging room (bedroom). Off-street parking shall not be provided within the front yard setback and such use shall be in keeping with the character of the neighborhood.
- f. Brokerages and financial institutions.
- g. Bus terminal facilities, excluding repairs and maintenance, with such attendant restaurant and retail facilities as are customarily incident to the operation thereof and which are primarily oriented to the needs of bus passengers.
- h. Child care centers.
- i. Churches and other places of worship with attendant recreational and educational facilities.
- j. Computer, electronic, and video sales and service.
- k. Dancing establishments, provided that noise shall not exceed a level of 75 dBA-L10 at any lot line, and provided further that no such establishment shall be located nearer than 200 feet to a residential district.
- l. Hotels and motels, in which services customarily incident to the operation thereof may be conducted for the convenience of the occupants.
- m. Libraries, art galleries and museums.
- n. Motor vehicle sales and their accessory uses, exclusive of gasoline sales service, which need not be enclosed, provided that any mechanical, tire or body repair must be conducted entirely within a structure which shall not have any opening, other than a stationary window within 100 feet of a residential district; that all vehicles on a used car lot must be in operating conditions at all times.
- o. Offices, office supplies and equipment stores.
- p. Printing, blueprinting, bookbinding, photostating, photocopying, lithography, and publishing establishments, as distinguished by primarily serving the retail trade and that noise levels shall not exceed 65 dBA-L2 at any lot line adjoining a residential district nor of 75 dBA-L10 at any other lot line.
- q. Private or public parking facilities for use by the general public.
- r. Public utilities, government buildings.
- s. Residential uses of all floors on existing commercial structures (other than the front street level), as an ancillary use of such structure, provided that: such uses do not conflict with the commercial vitality of the B-1 Zone; such residential units meet the minimum standards of the town; a distinct entrance and enclosed stairway to the upper level dwelling units is provided that is separate from all commercial uses occurring in the same building including, but not limited to sales, storage, and display; adequate parking is provided, either on the same lot, or in a location approved by the zoning administrator.
- t. Restaurants, nightclubs, bars, and delicatessens.
- u. Schools and colleges, dance and music instruction.
- v. Signs as permitted in section 904.
- w. Temporary uses including sale of Christmas trees, tents for revivals, carnivals, church bazaars, sales of seasonal fruit and vegetables from roadside stands; but such use not permitted for a period to exceed four months in any calendar year.
- x. Theaters, not including drive-in theaters, provided that no entrance or exit shall be closer than 100 feet from a residential district.
- y. Clinics and doctors' offices.

608.03. *Conditional uses.* When after review of the application and hearing thereon, in accordance with section 1002.03, the council finds as a fact that a proposed use is consistent with the intent of this ordinance and the land use plan, and is in the public interest, the following uses may be permitted:

- a. All Permitted and Conditional Uses from R-1, R-1A, R-2, and R-3 Districts.
- b. Satellite dishes, provided that the installation is approved by the zoning administrator. In the event that the use of such dish be discontinued, it shall be removed within 90 days.
- c. Emergency homeless shelters, which are defined as housing with minimal support services for homeless persons that is limited to occupancy of six months or less. No individual or household may be denied emergency shelter because of an inability to pay.

(Ord. of 8-8-2000; Ord. No. 15-17, § 1, 6-23-2015; Ord. No. 16-10, § 1, 8-23-2016)