

C. B1 Local Business District

1. General Conditions

- a. Dwelling units are not permitted.
- b. Each business establishment is restricted to not more than 5,000 square feet of floor area.

2. Permitted Uses

- a. Barber shops
- b. Beauty parlors
- c. Candy and ice cream stores
- d. Dollar stores – only when they are at least two miles from any other dollar store (24-73)
- e. Drug stores
- f. Dry-cleaning and laundry-receiving establishments --processing to be done elsewhere
- g. Food stores, including grocery stores, meat markets, bakeries, and delicatessens -- retail sales only
- h. Libraries
- i. Shoe stores
- j. Shoe and hat repair stores
- k. Temporary buildings for construction purposes for a period not to exceed the duration of such construction
- l. Variety stores
- m. Accessory structure and uses
- n. Mortuary, undertaking and funeral parlors
- o. Religious institutions and churches (05-116)
- p. Employment or temporary staffing agency not including day labor staffing. (06-126)

3. Special Uses
 - a. Other business uses similar to the permitted uses listed above.
 - b. Electric and telephone substations
 - c. Planned development on a parcel of land not less than two acres in area. See Section II.
 - d. Automobile service station
 - e. Automobile laundries
4. Floor Area Ratio - not to exceed 0.8
5. Front Yard - not less than 30 ft. in depth
6. Side Yards - If a side yard is provided, it shall be not less than 5 ft. wide except where a side lot line coincides with a side lot line in an adjacent Residence District, a yard shall be provided along such side lot line. Such yard shall be equal in dimension to the minimum side yard which would be required under this ordinance for residential use on the adjacent residential lot. A side yard adjoining a street shall be not less than 30' in width.
7. Rear Yard - not less than 20 ft. in depth.
8. Off-Street Loading - Loading berths Shall be in accordance with provisions set forth in Section VIII of this ordinance.
9. Off-Street Parking - Parking spaces shall be in accordance with provisions set forth in Section VIII of this ordinance.
10. Building Height - Shall not exceed 30', measured at the curb line or two stories whichever is lower.