

ARTICLE 8 B-1 HIGHWAY BUSINESS DISTRICT

8.01 INTENT

This district is designed to provide for highway oriented uses and less intensive business types to serve the market of the urban area rather than the neighborhood, and is typically mapped along major traffic arteries.

8.02 PERMITTED PRINCIPAL USES

- A. Automobile service stations including light repairs and accessory sales and installation.
- B. Automobile and mobile home sales and services.
- C. Auto Wash facilities
- D. Bars and refreshment stands.
- E. Bicycle repair shop and lawn mower repair shop.
- F. Building services and supplies, including lumber yard.
- G. Carry-outs.
- H. Drive-in banks.
- I. Drive-in dry cleaning establishments.
- J. Drive-in restaurants.
- K. Farm implement and lawn and garden equipment sales and service.
- L. Fraternal clubs, lodges, and similar establishments.
- M. Fruit, florist, nursery stock, produce sales and greenhouse.
- N. Household appliance sale, service and repair.
- O. Mortuary establishments (a caretaker's residence may be provided within the main building of a mortuary establishment).
- P. Motels.
- Q. Open air commercial amusements.

R. Plumbing, electrical and heating shops.

S. Restaurants.

T. Utility trailer sales and rental.

U. Veterinary office limited to the cure and treatment of disease in household pets.

V. Office buildings for any of the following occupations: executive, administrative, professional, accounting, writing, clerical, stenographic, drafting and sales, provided that no interior display shall be visible from the exterior of the building, and the total area devoted to product display, including both the objects displayed and the floor space set aside for persons observing the displayed objects, shall not exceed ten percent (10%) of the useable floor area of any story.

W. Professional and other offices drawing a large number of clients and/or customers, such as, but not restricted to:

1. Chambers of commerce and automobile clubs.
2. Doctors, dentists, lawyers and architects.
3. Insurance, realtors and unions.
4. Post offices and utility offices.
5. Medical and dental laboratories.

X. Other uses, which in the opinion of the Board of Appeals are similar to the above uses indicated as being permitted.

Y. Television and radio facilities including office, studios, discs and towers.

8.03 ACCESSORY USES

Paint and body shop in conjunction with automobile; or mobile homes sales and service.

8.04 CONDITIONAL USES

Commercial self-storage of household items.

8.05 YARD REQUIREMENTS

In a B-1 Highway Business District the following yard area shall be provided:

A. Front Yards: No less than a 25 foot front yard shall be required, excepting where the frontage on one side of the block is divided between B-1 Highway Business District and a residential district, the front yard of the residential district shall apply to the area in the B-1 Highway Business District.

B. Side Yards: No less than a ten (10) foot side yard shall be required, except a yard of not less than twenty (20) feet in width shall be provided where a side lot line of the B-1 Highway Business District abuts a residential district.

C. Rear Yards: No less than a 25 foot rear yard shall be required, except where a rear lot line of the B-1 Highway Business District abuts a residential district, a rear yard of 50 feet shall be provided.

8.06 BUILDING HEIGHT REGULATIONS

No building in the B-1 Highway Business District shall exceed 2 stories of 35 feet in height.

8.07 ACCESSORY PARKING

Space shall be provided in accordance with the provision of Section 19.16.

8.08 OFF-STREET LOADING

Spaces shall be provided in accordance with the provisions of Section 19.15.

8.09 SIGNS

Wall or ground signs, single or double face, shall not exceed 50 square feet in area for each face. Maximum height above grade at sign shall not exceed thirty-five feet (35). There shall be permitted one (1) wall sign and one (1) ground sign. No more than two (2) signs shall be permitted for each street front of the lot on which the signs are located. Wall signs shall not extend above or beyond any part of the roof line.

8.10 SCREENING

See Section 19.17 for screening regulations of uses adjoining residential districts.