

201.04 “B-1” Retail Business District. This district is intended to provide for certain areas of the city for the development of retail, service, and other non-residential uses which, because of certain locational requirements and operation characteristics, are appropriately located in close proximity to arterial and other main thoroughfares. The following tables detail principal and accessory uses in B-1 districts; special exceptions, which require approval of the Board of Adjustment; and setback, area, and height requirements.

TABLE 201.04A		USES IN THE B-1 RETAIL BUSINESS DISTRICT	
Permitted Principal Uses	Permitted Accessory Uses	Special Exceptions	
Principal uses that are permitted in the B-1 district.	Uses customarily incidental and subordinate to principal permitted uses, and only permitted if there is an existing permitted principal use, including signs regulated in Section 203.	Uses that may be authorized only by the Board of Adjustment per Section 304.09. Specific conditions may be applied to special exceptions if they are approved.	
<ul style="list-style-type: none"> • Any use or structure permitted and as regulated in Sections 201.03 except as hereinafter modified. • Any retail business establishment, such as appliance store, auto accessory store, bakery with baking limited to goods for retail sales on the premises, book or stationery store, cafe or restaurant, camera or photographic supply shop, candy or ice cream store, delicatessen, drug store, fabric shop, floor covering store, florist shop, furniture store including incidental upholstery, gift shop, grocery store, haberdashery or women’s ready-to-wear shop, hardware or paint store, hobby shop, jewelry store, meat market, shoe store and variety store. • Any service establishment, such as auto repair, bank or other financial enterprise, barber or beauty shop, business or professional office, clothes cleaning or laundry pick-up station, funeral home, theater, and self-service laundry • Bus Station • Business or trade school • Commercial parking lot • Department store • Hotels and motor hotels • Meeting hall, club, and fraternal organization • Music and dancing studio • Public parking lot, customer and other accessory parking area, subject to the applicable provisions of Section 204.01. • The following uses when occupying a completely enclosed building located at least 100 feet from any residential district: <ul style="list-style-type: none"> ▪ Dance hall, bar or cocktail lounge, night club, and similar enterprise. ▪ Furniture upholstery shop only when operated in conjunction with a retail business on the premises. ▪ Printing, publishing, engraving or lithographing shop. ▪ Laundry and dry cleaning shop. • Other business, professional or service establishment. 			

TABLE 201.04B

**MINIMUM SETBACK, AREA, & HEIGHT REQUIREMENTS IN THE
B-1 RETAIL BUSINESS DISTRICT***

Minimum Lot Area	Minimum Lot Width	Minimum Front Yard Setback	Minimum Side Yard Setback	Minimum Rear Yard Setback	Maximum Height
None	None	PRINCIPAL USES			
		None	None, except where adjoining a residential district then same as the least width required in that residential district.	10 feet, except where adjoining a residential district then same as the least width required in that residential district.	Three stories or 45 feet, except as provided in Section 204.09.
ACCESSORY BUILDINGS & STRUCTURES					

**See Section 103 for explanations regarding setback & yard measurement. See Section 204.09 for modifications and exceptions of setback, area, & height requirements as well as other requirements that may apply to principal and accessory uses.

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