

Section 1110. **“B-1” Neighborhood Commercial Districts:**

District Intent: The purpose of this district is to provide locations for small locally oriented businesses, serving primarily nearby residents. Businesses located here should not be heavy traffic generators.

(a) **Permitted Uses:**

Retail Stores.
Personal Services.
Day Care Center Facilities.
Drug Stores.
Gardening and Pet Grooming Services
Fruit and Vegetable Markets.
Professional Services Offices.
Offices.
Soda Fountains, Cafes or Restaurants (without drive-in facilities).
Clubs, Private.
Mortuaries.
Public Uses.
Lifetime Learning.
Medical Clinics.
Customary Accessory Buildings and Uses incidental to the above permitted Uses (no unenclosed outside storage).

(b) **Conditional Uses:** The following Uses may be permitted in this District On a conditional basis upon approval by the County Commission:
(Revised 3/3/98).

Banks.
Taverns.
Theaters (indoor).
Entertainment Facilities.
Drive –in commercial Uses (not including drive-in theaters).
Service stations.
Utilities (except for storage yards, generation or Treatment Facilities).
Shopping Centers (less than 65,000 Square Feet).
One residential dwelling Unit per lot as an Accessory Use within the same structure as the commercial activity. (Revised – 2/1/05)
Waste Water Treatment Plant and Land Application System (Revised – 10/14/14)
Customary Accessory Buildings and Uses incidental to any Conditional Uses (no unenclosed outside storage). (Revised 3/3/98)

(c) **Lot and Building Requirements:**

Principal and Accessory Buildings:

Minimum Lot Area	30,000 Square Feet
Minimum Lot Width at Building Line	150 Feet
Minimum Front Setback	75 Feet
Minimum Rear Setback	50 Feet
Minimum Side Setback, Interior	35 Feet
Minimum Side Setback, Street	45 feet
Maximum Building Height	35 Feet
(Revised 3/3/98)	

(d) **Special Site Regulations:**

Maximum percent of land to be covered	50%
Minimum open space required	50%