

(4) ARCHITECTURAL REVIEW. Before a building permit may be issued for any building in an RM-5 district, the building design must be approved by the Plan Commission as being compatible with the architectural styles of existing neighborhood buildings.

(5) Repealed Ord. No. #2401 - 7/2/01.

17.25 B-1 COMMUNITY BUSINESS DISTRICT. The B-1 Community Business District is intended to provide for the orderly and attractive grouping at appropriate locations of retail stores, shops, offices and service establishments including shopping centers which serve the daily needs of the surrounding local community. The size and location of such districts shall be based upon evidence of justifiable community need, of adequate customer potential, of satisfactory relationship to the traffic circulation system, and other related facilities, and of potential contribution to the economic welfare of the community.

(1) PERMITTED USES. (Am., Rep. & Renum. Ord. #2088 - 11/16/92).

(a) Animal veterinary clinic, animal veterinary hospital, animal veterinary office, animal pet stores and animal grooming.

(b) Antique and collectors stores.

(c) Appliances stores including incidental repairing.

(d) Art and dance studios.

(e) Automobile service and repair.

(f) Bakeries.

(g) Banks, credit unions, and savings and loan associations, including drive-in facilities.

(h) Barber shops and beauty shops.

(i) Bars, taverns and saloons.

(j) Bookstores.

(k) Bowling alleys.

(l) Business and professional offices.

(m) Camera and photographic supply stores.

(n) Car washes.

- (o) Child day care facilities.
- (p) Churches.
- (q) Clothing stores.
- (r) Cocktail lounges.
- (s) Confectioneries.
- (t) Delicatessen.
- (u) Dental clinics.
- (v) Department stores.
- (w) Drug stores.
- (x) Fish markets.
- (y) Florists.
- (z) Fruit and vegetable stores and stands.
- (aa) Furniture sales.
- (bb) Furriers and fur apparel.
- (cc) Gift stores.
- (dd) Governmental buildings.
- (ee) Grocery stores, retail only.
- (ff) Hardware stores.
- (gg) Hobby and craft stores.
- (hh) Hotels and motels.
- (ii) Jewelry stores.
- (jj) Laundry and dry cleaning establishments.
- (kk) Locksmith shops.
- (ll) Lodges and clubs.

- (mm) Meat markets.
- (nn) Medical clinics.
- (oo) Museums.
- (pp) Music stores.
- (qq) Newspaper and magazine stores.
- (rr) Office supplies and business machine stores.
- (ss) Optical stores.
- (tt) Package beverage stores.
- (uu) Paint, glass and wallpaper stores.
- (vv) Pharmacies.
- (ww) Photography and portrait studios.
- (xx) Plumbing and heating supplies.
- (yy) Printing and reproduction stores.
- (zz) Publishing houses.
- (aaa) Radio and television sales, service and repair shops.
- (bbb) Radio broadcasting studios.
- (ccc) Recreational and health clubs.
- (ddd) Restaurants including drive-in facilities.
- (eee) Shoe stores and leather goods stores.
- (fff) Sporting goods stores.
- (ggg) Stationery stores.
- (hhh) Theaters.
- (iii) Tobacco shops.
- (jjj) Variety stores.

(2) PERMITTED ACCESSORY USES.

(a) Garages for storage of vehicles used in conjunction with the operation of the business.

(b) Off-street parking areas and loading areas.

(c) Ground-mounted and building-mounted earth station dish antennas.

(d) Essential services.

(e) Residential quarters for the owner, proprietor, commercial tenant, employee or caretaker located in the same building as the business.

(f) Rental apartment on a non-ground level provided there shall be a minimum floor area of 400 square feet for an efficiency apartment, 550 square feet for a one bedroom apartment and 650 square feet for a two bedroom apartment.

(g) Lighting and signing.

(3) CONDITIONAL USES.

(a) Repealed Ord. #2088 – 11/16/92.

(b) Dance halls.

(c) Factory outlet stores.

(d) Gasoline service stations.

(e) Recycling drop off centers.

(f) Utilities.

(g) Boardinghouses.

(h) (Cr. Ord. #2633 – 8/4/08). Tattoo establishments and/or body piercing establishments in compliance with sections 11.15 and 12.085 of this Code.

(i) Mobile food vendors (non-principle use) (Cr. Ord. #2818 – 7/13/18).

(j) Indoor Firearms Ranges. (Cr. Ord. #2895 – 11/08/21)

1. Hours of operation shall be permitted from 6:00 am- 11:00 pm.

2. A range design shall be submitted and approved as a part of the conditional use permit in accordance with the U.S. Department of Energy Office of Health, Safety and Security or other certified range guidelines as approved by the City Plan Commission.

3. All health and safety measures shall be provided and incorporated

into the range design. This shall include but not limited to; ventilation and lead discharge, sound suppression, baffling, and safety areas.

4. Range security shall be provided.

(4) LOT AREA AND WIDTH.

(a) Lots shall be a minimum of 22,000 square feet in area, except those lots bordering South Main Street from Oak Street to Chestnut Street, and North Main Street from Beech Street to North Silverbrook Drive, and Jefferson Street to a point 700 feet north of Roosevelt Drive, which must contain a minimum of 9,600 square feet.

(b) Lots shall not be less than 80 feet in width as measured at the abutting street right-of-way line.

(5) BUILDING HEIGHT AND AREA.

(a) No principal building or parts of a principal building shall exceed two stories or 35 feet in height, whichever is less. No accessory building shall exceed 20 feet in height.

(b) The sum total of the floor area of all principal and accessory buildings shall not exceed 40 percent of the lot area.

(c) There shall be a minimum floor area of 1,000 square feet.

(6) SETBACK AND YARDS. (Am. Ord. # 2796 – 8/12/2017).

(a) There shall be a minimum building setback of 42 feet from the right-of-way of all existing or planned streets, except those lots bordering South Main Street from Oak Street to Chestnut Street, and North Main Street from Beech Street to North Silverbrook Drive, and Jefferson Street to a point 700 feet north of Roosevelt Drive, which must have a minimum building setback of 35 feet.

(b) There shall be a minimum side yard of 10 feet on each side and the total of both side yards shall be a minimum of 30 feet.

(c) There shall be a rear yard of not less than 15 feet.

(d) A 5 foot street yard setback for all accessory structures except buildings.

(7) TRAFFIC LOADING, PARKING AND ACCESS. See Section 17.38.

(8) NONCONFORMING USES, STRUCTURES AND LOTS. See Section 17.42.