Chapter 320. Zoning

Article III. Zoning Districts

§ 320-19. B-1 Neighborhood Business District.

[Amended 12-5-2001 by Ord. No. 2001-21; 11-6-2002 by Ord. No. 2002-11; 10-6-2004 by Ord. No. 2004-9; 1-7-2009 by Ord. No. 2009-2; 5-6-2009 by Ord. No. 2009-9]

A. Statement of purpose. The B-1 Neighborhood Business District is intended to provide for individual or small groups of retail and customer service establishments serving primarily the convenience of a local neighborhood, and the character, appearance, and operation of which are compatible with the character of the surrounding area. If the business is located within the Five Corners Master Plan area, the building construction and materials shall be consistent with the Five Corners Master Plan. Applicable new developments and/or new structures shall comply with the design standards as set forth in § **320-10J** of this Zoning chapter.
[Amended 8-6-2014 by Ord. No. 2014-8]

B. Principal uses: drug stores, delicatessens, florists, business and professional offices.

C. Conditional uses:

(1) Bakeries, banquet facilities, barbershops, bars, beauty shops, clinics, clothing stores, cocktail lounges, confectioneries, fish markets, florists, fruit stores, gift stores, grocery stores, hardware stores, hobby shops, laundry, lodging, meat markets, optical stores, packaged beverage stores, private athletic clubs, self-service and pickup laundry and dry-cleaning establishments, soda fountains, sporting goods, supermarkets, tobacco stores, vegetable stores, and restaurants.
[Amended 8-4-2010 by Ord. No. 2010-13; 9-2-2015 by Ord. No. 2015-10]

(2) Existing residences shall comply with all the provisions of the R-3 Residential District.

(3) Residential dwellings may be allowed in this zoning classification, even without having a retail component, with a valid conditional use permit issued by the Town Board

(4) A single residential unit to be used by the owner of the building or by the operator of a business in the same or contiguous building of the business.

(5) See §§ **320-56**, **320-57**, **320-59**, **320-60** and 320-106.

D. Lot.

(1) Width: minimum 100 feet.

(2) Area: minimum 1/2 acre.

E. Building height: maximum 35 feet.

F. Yard setbacks.

(1) Street: minimum 25 feet.

(2) Rear: minimum 30 feet.

[Amended 6-6-2012 by Ord. No. 2012-12]

(3) Side: minimum 15 feet.