

ARTICLE 13
B-1 - CONVENIENCE BUSINESS
DISTRICT

50.1300 Uses Permitted. In addition to the general regulations to which all buildings and uses are subject as provided in Article 3 of this Chapter, no building or premises shall be used and no building shall hereafter be erected or altered in the B-1, Convenience Business District, except for the following uses:

50.1301 Permitted Principal Uses and Buildings.

(1) All Central Business District permitted principal uses, as regulated by this Article.

(2) [Single or two-family Dwellings.]⁶⁷

50.1302 Special Land Uses. The following special land uses and similar uses shall be permitted in this zoning district only after proper notice has been given as required by State law and after review and approval has been granted by the Planning Commission subject to the requirements and standards of Article 21 of this Chapter.

(1) Restaurants, Full Line, and Restaurants, Specialty. Off street parking for such Restaurants shall be as provided in Article 18 of this Code, provided, a Full Line Restaurant may be approved as a Special Land Use without providing additional off street parking if such Restaurant satisfies the following conditions:

(a) The Full Line Restaurant is located in an existing building. If an addition is constructed for the Restaurant use, additional parking must be provided on a basis of the Full Line Restaurant parking standard.

(b) The Full Line Restaurant must have a minimum 50 seat capacity at tables or booths within the building.

(c) The Full Line Restaurant shall serve dinner only on Monday through Saturday, and shall not be open for business before 5:00 p.m. on those days. On Sunday, a brunch is

permitted in addition to a dinner service, but the Full Line Restaurant shall not be open for business before 12:00 p.m. on Sunday.]⁷⁶

(2) Video stores.

(3) Vehicular service stations, subject to the following:

(a) One hundred fifty (150) feet of street frontage on the lot proposed for the service station shall be provided on the principal street serving the station. The lot shall contain not less than twenty-two thousand five hundred (22,500) square feet of lot area.

(b) All buildings shall be set back not less than forty (40) feet from all street right-of-way lines.

(c) Gasoline pumps, air and water hose stands and other appurtenances shall be set back not less than fifteen (15) feet from all street right-of-way lines.

(d) Driveway widths entering the service station, and curb openings for such driveways, shall be in accordance with specifications as set forth by the City Engineer.

(e) Curb cuts shall be no closer than ten (10) feet to any adjoining non-residential district and shall be no closer than twenty-five (25) feet to any corner of two (2) intersecting street right-of-way lines or abutting residential district.

(f) The angle of intersection of any driveway along the principal street(s) shall not be more than sixty degrees (60°).

(g) Curbs in accord with approved specification shall be constructed on all streets adjacent to the gas and service station site.

(h) Prohibited activities include the following: outdoor storage or parking of disabled or wrecked vehicles for more than three (3) consecutive calendar days, vehicle body repair, undercoating, painting, tire recapping, engine rebuilding, auto dismantling, upholstery work, auto glass work and such other activities whose external physical effects could adversely extend beyond the property line.

(4) Churches and Accessory Buildings.

(5) Bed and Breakfast Establishments.

(6) [A Coffee/Beverage Bar (See definition in Section 50.202(7)), subject to the following special conditions:

(a) The applicant must specify the food types and beverages to be provided to patrons.

(b) An on-site bathroom must be provided for patrons.

(c) No additional parking requirement shall be necessary for the Coffee/Beverage Bar.]³⁹

(2) The maximum sign area of principal signs per building in this District shall not exceed that determined under Section 50.303(9).

(3) All signs in this District must be wall signs provided, one free standing sign with a sign area not exceeding sixteen (16) square feet if one sided, and thirty-two (32) square feet if two sided, may be permitted per lot, provided, the area of any free standing sign shall reduce the permitted sign area per building determined as aforesaid.

(4) A sign if free standing shall be set back at least five (5) feet from any lot line.

50.1303 Building Height, Area and Yard Requirements.

(1) Minimum front yard setback shall be twenty (20) feet.

(2) Minimum rear yard setback shall be twenty (20) feet.

(3) Minimum side yard setback shall be ten (10) feet; minimum side yard setback on a corner lot shall be twenty (20) feet measured from the side street lot line.

(4) The maximum percentage of lot coverage, along with the percentage of the lot devoted to driveways, parking lots and other paved areas, shall not exceed ninety percent (90%).

(5) Maximum building height shall be two (2) stories and shall not exceed thirty-five (35) feet.

50.1304 Signs. Subject to the general restrictions on signs contained in Section 50.303 of this Chapter, the following signs (and the following signs only) are permitted within this District:

(1) One (1) principal sign shall be permitted per establishment.