

L. B-1 BUSINESS DISTRICT

No building or use shall hereafter be established or enlarged within the B-1 Business District unless it conforms to the following regulations, except for such building or use identified and regulated in Section 7.07 ACCESSORY USES.

- (1) Permitted Uses -
 - (a) Business and professional offices of not more than two thousand (2,000) sq.ft.
 - (b) Public Libraries.
 - (c) Parking lots.
 - (d) Residences which existed as of December 10, 1980.
 - (e) Solar energy systems small-scale.
 - (f) Government Facilities
 - (g) Emergency Response Facilities
- (2) Conditional Uses - Refer to Section 7.06 CONDITIONAL USES.
- (3) Area, Yard and Building Bulk Requirements
 - (a) **Minimum lot area:** 20,000 square feet.
 - (b) **Minimum lot width:** One hundred (100) feet.
 - (c) **Lot coverage:** No more than 50% of the lot shall be occupied by buildings or structures.
 - (d) **Front yard setbacks:** Not less than seventy-five (75) feet from the centerline of the adjacent road.
 - (e) **Side and rear yard setbacks:** Not less than twenty-five (25) feet each.
- (4) Standards
 - (a) No new residential buildings shall be constructed in the B-1 Business District. Existing residential buildings may be altered, remodeled, improved or enlarged subject to the restrictions and regulations which would be applicable to residences located in the R-3 Multi-Family Residential District.
 - (b) All business establishments shall be retail or service establishments dealing directly with consumers. All goods produced on the premises shall be sold at retail on the premises where produced.
 - (c) All business, servicing, storage and display of goods (except for off-street parking and loading) shall be conducted within completely enclosed buildings.
 - (d) Exterior lighting fixtures shall be shaded wherever necessary to avoid casting direct light upon any property located in a residential district or upon any public street or park.

M. I-1 INDUSTRIAL DISTRICT

No building or use shall hereafter be established or enlarged within the I-1 Industrial District unless it conforms to the following regulations, except for such building or use identified and regulated in Section 7.07 ACCESSORY USES.

- (1) Permitted Uses –
 - (a) Parking lots.