

ARTICLE 9

B-1 HIGHWAY BUSINESS DISTRICT

9.01

INTENT

This district is designed to provide for highway oriented uses and less intensive business types to serve the market of the urban area rather than the neighborhood and is typically mapped along major traffic arteries and/or adjacent to the Central Business District.

9.02

PERMITTED PRINCIPAL USES:

- (1) Those uses permitted in R-1 and R-2 Districts.
- (2) Automobile service stations including light repairs and accessory sales and installation.
- (3) Drive- In Restaurants.
- (4) Motels.
- (5) Restaurants.

9.03

ACCESSORY USES:

Uses customarily accessory to the above uses.

9.04

CONDITIONAL USES:

- (1) Auto wash facilities which are at least partially enclosed in a building.
- (2) Building services and supplies, including lumber yard.
- (3) Mortuary establishments (a caretaker's residence may be provided within the main building of mortuary establishment).

9.05

YARD REQUIREMENTS:

In a B-1 Highway Business District the following yard area shall be provided:

- (1) Front yards: A 25 foot front yard shall be required excepting where the frontage on one side of the block is divided between B-1 Highway Business District and a residential district, the front yard of the residential district shall apply to the area in the B-1 Highway Business District.

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(2) Side Yards: Side yards shall not be required; except a yard of not less than 10 feet in width shall be provided where a side lot line of the B-1 Highway Business District abuts a residential district.

(3) Rear Yards: Rear yards shall not be required except where a rear lot line of the B-1 Highway Business District abuts a residential district; a rear yard of 30 feet shall be provided.

9.06

BUILDING HEIGHT REGULATIONS:

No building in the B-1 Highway Business District shall exceed 2 ½ stories or 35 feet in height.

9.07

ACCESSORY PARKING:

Space shall be provided in accordance with the provision of Section 18.16

9.08

OFF-STREET LOADING:

Spaces shall be provided in accordance with the provisions of Section 18.15.

9.09

SIGNS:

See Section 18.20 for size and location of permitted signs.

9.10

SCREENING:

See Section 18.17 for screening regulations for uses adjoining residential districts.