

§ 150.10 10 B1 - LIMITED BUSINESS DISTRICT.

(A) *Purpose.* To provide for low intensity retail or service outlets which deal directly with the customer for whom the goods or services are furnished. The uses allowed in this district are to provide goods and services on a limited community market scale and are to be located only in areas which are well served by collector or arterial street facilities at the edge of residential districts.

(B) *Permitted uses.*

- (1) Essential services;
- (2) Accessory structures;
- (3) Identification, day, directional and temporary signs;
- (4) Single-family dwellings and multi-family dwellings with four or less dwelling units.

(C) *Permitted and conditional uses.* The following are permitted uses if only existing buildings are utilized. They are conditional uses if additions or new buildings are needed.

- (1) Antique or gift shop;
- (2) Art and school supplies;
- (3) Bakery goods and baking of goods for retail sales on the premises;
- (4) Bank, savings and loan, savings credit unions and other financial institutions;
- (5) Barber shops;
- (6) Beauty salons;
- (7) Bicycle sales and repair;
- (8) Candy, ice cream, popcorn, nuts, frozen deserts and soft drinks;
- (9) Camera and photographic supplies;
- (10) Commercial (leased) and professional offices;
- (11) Delicatessen;
- (12) Dry cleaning pick-up and laundry pick-up stations including incidental repair and assembly but not including processing;
- (13) Drug store;
- (14) Essential services;
- (15) Florist shop;
- (16) Frozen food store but not including a locker plant;

- (17) Gift or novelty store;
- (18) Grocery, fruit or vegetable store but not including sales from movable motorized vehicles;
- (19) Grocery, supermarket;
- (20) Hardware store;
- (21) Hobby store, including handicraft classes but not to exceed 15 students;
- (22) Ice sales with storage not to exceed five tons;
- (23) Insurance sales;
- (24) Laundromat, self-service washing and drying;
- (25) Liquor, off-sale;
- (26) Locksmith;
- (27) Meat market but not including processing for a locker plant;
- (28) Medical and dental offices and clinics;
- (29) Paint and wallpaper sales;
- (30) Plumbing, television, radio, electrical sales and such repair as are accessory use to the retail establishments permitted within this district;
- (31) Public utility collection offices;
- (32) Public garage;
- (33) Real estate sales;
- (34) Shoe repair;
- (35) Funeral homes.

(D) *Conditional uses.*

- (1) Additional identification signs;
- (2) Land alterations of 400 cubic yards or more;
- (3) Bed and breakfast facilities;
- (4) Rental cabins;
- (5) Multi-family dwellings with more than four dwelling units.

(E) *Dimensional standards.*

- (1) Lot area: none;
- (2) Lot width: not less than 100 feet;
- (3) Lot depth: not less than 120 feet;
- (4) Front yard setback: not less than 30 feet;
- (5) Side yard setback: not less than 15 feet;
- (6) Rear yard setback: not less than 30 feet;
- (7) All yard setbacks abutting Residential Districts: not less than 50 feet;
- (8) Maximum building height: three stories or 36 feet, whichever is least;
- (9) Maximum sign sizes:
 - (a) Day signs and identification signs: 12 square feet;
 - (b) Flush mounted identification signs: 32 square feet.

(Ord. passed 6-3-1997)