

## **SECTION 12. "B-1" DOWNTOWN BUSINESS DISTRICT**

Subsection 1. Purpose. The purpose of the Downtown Business District is to provide for medium intensity retail and service outlets which provide goods and services in the downtown area of Dundas along and adjacent to Railway Street.

Subsection 2. Permitted Uses. Permitted uses in this district include:

- (A) Bakeries;
- (B) Financial institutions;
- (C) Barber shops and beauty parlors;
- (D) Commercial and professional offices;
- (E) Commercial recreational uses;
- (F) Convenience food establishments;
- (G) Dry cleaning (pick up and drop off locations) and self-service laundry establishments;
- (H) Drug stores;
- (I) Essential services;
- (J) Grocery stores;
- (K) Hardware, paint, and building material sales (in enclosed buildings only);
- (L) Medical and dental offices and clinics;
- (M) On and off-sale liquor establishments;
- (N) Repair services such as, but not limited to, jewelry, radio and television repair shops,
- (O) Public and semi-public buildings;
- (P) Restaurants; and
- (Q) Retail merchandising establishments similar, but not limited, to those above.

Subsection 3. Accessory Uses. Permitted accessory uses in a "B-1" District are those commercial or business buildings and structures accessory to the principal use. Such accessory uses shall not exceed thirty (30) percent of the gross floor space of the principal use.

Subsection 4. Conditional Uses.

- (A) Conditional uses in this district are subject to the following requirements:

- (1) A conditional use permit is applied for based on procedures set forth in Section 20 of this Ordinance.
  - (2) Screening from abutting residential uses, and landscaping in compliance with Section 14, shall be required.
  - (3) Off street parking is provided in compliance with Section 4 of this Ordinance.
  - (4) Any other conditions deemed to be necessary to reduce possible adverse impacts by the development, as determined by the Planning Commission or City Council.
- (B) Conditional uses in this district include:
- (1) Commercial developments undertaken by two or more property owners in which the extension of an existing structure is proposed or a structure spans more than one lot. Side yards shall not be required in these cases unless the side yard abuts residentially zoned property or a public road. Side yard requirements specified below shall apply in these areas.
  - (2) Governmental and public regulated utility buildings and structures necessary for the health, safety, and general welfare of the community;
  - (3) Apartments as an integral part of commercial structures and which are typically located on the upper floors of the structure;
  - (4) Residential uses existing on January 1, 2004. No new residential properties or uses except for those permitted in B above shall be permitted;
  - (5) Motor fuel stations;
  - (6) Sign area that exceeds the standards in Subsection 5 below for motor fuel stations.

<sup>11</sup> Subsection 5. Performance Standards. The following minimum requirements shall be observed in a "B-1" District:

(A) Lot Width: Seventy-five (75) feet.

(B) Setbacks:

All Yards: Twenty-five (25) feet where abutting a street, alley, or a residential district, except along Railway Street, south of Hester Street, where there is no minimum setback, a permissible zero-lot-line setback, and a ten (10) foot maximum setback.

(C) Maximum size: Twenty five thousand (25,000) square feet for any retail building in this district.

<sup>13</sup> (D) Signs: (See also Section 4, Subsection 12) The aggregate square footage of sign space per lot shall not exceed the greater of one and one half (1½) square feet per lineal foot of effective building frontage; or ten (10) percent of the gross area of the effective front face of the building to the height of the eave line or top of parapet, not to exceed twenty (20) feet. This limitation shall include pylon or freestanding signs, except that such sign areas

shall be computed on the basis of the area of one side, if both sides are the same. "Effective Building Frontage" is the length of the face of the building parallel to the lot frontage, or as projected to a line parallel to the lot frontage. The lot frontage is that side of the building which includes the main entry of the building.

<sup>13</sup> Subsection 6. Interim Uses. The following are interim uses in a B-1 District and require an interim use permit based upon procedures set forth in and regulated by Section 20, Subsection 7 of this Chapter:

(A) Interim uses in this district include:

- (1) Outside storage of materials other than fireplace wood piles, equipment, unused vehicles, truck trailers or products.
- (2) Signs on adjoining properties as regulated by Section 27, Subsection 9(C)(5) of this Ordinance.