

§4 - BUSINESS ZONING DESIGNATIONS

B-1 Limited Business

Intention of District. The B-1 business district is intended to provide for professional office uses, personal service uses and retail service uses which dispense convenience goods and services directly to consumers on the premises. The B-1 district is a stand-alone district and is not a part of a hierarchy system of zoning. For example, what is permitted in the R-4 district is not permitted in the B-1 district. Only those uses and development standards that are expressly permitted and noted herein apply to the B-1 district.

Permitted Uses. No building structure or premises shall be used, arranged or designed to be used except for one or more of the following uses:

- (a) General business offices including insurance agencies, real estate agencies, trade association offices, communication company offices, travel agencies, health studios and banking facilities;
- (b) Medical Offices;
- (c) Clothing service uses including dry cleaning and laundry receiving stations, laundromats, dressmaking, tailoring and shoe repair shop;
- (d) Equipment uses including electrical household appliance store, radio, television, recorded music sales, sporting goods and hardware stores;
- (e) Food service uses including grocery, meat and fish markets, delicatessen eating places and bakery;
- (f) Personal service uses including beauty and barber shops, camera and photographic shops and optician shops;
- (g) Professional office uses including clinics;
- (h) Retail service uses including drug stores, variety stores, book and stationary stores, news stands, candy and ice cream stores, florists, gift, antique, art, music, toy, hobby shops, paint and wall paper stores, jewelry and leather stores;
- (i) Retail service uses including department stores, furniture, carpet, interior decorating, upholstering stores, office supply stores, restaurants and catering establishments and storage processing and/or conditioning when incidental to any of these uses;
- (j) Mortuaries, funeral parlors;
- (k) Garden supply centers;
- (l) Automobile accessory stores;

- (m) Automobile service station uses but not including major body repair, the dismantling or wrecking or the storage of inoperable or damaged vehicles;
- (n) Drive-in restaurants;
- (o) Public and semi-public buildings;
- (p) Off-street parking facilities including parking garages;
- (q) Accessory uses which are incidental to or commonly associated with the operation or permitted use;
- (r) Automated food distribution warehouse;
- (s) Other uses comparable and compatible with those set forth in this Article as determined by the Charlestown Board of Zoning Appeals.

Lot Size. The minimum lot size and dimensions for this district shall be as follows:

- (a) Density: The minimum lot size shall be Ten Thousand (10,000) square feet.
- (b) Minimum Lot Width: One hundred feet (100').

Minimum Floor Area. No single business establishment shall have less than eight hundred seventy (870) square feet in total gross floor area.

Setback Lines. The minimum setback lines for this district shall be as follows:

- (a) The front yard setback shall be a minimum of fifty feet (50') measured from the right-of-way line of the road.
- (b) The side yard setback shall be a minimum of fifteen-feet (15').
- (c) The rear yard setback shall be a minimum of fifteen-feet (15').
- (d) Distance between buildings: In projects containing two (2) or more buildings the minimum distance between all buildings shall be twenty-four (24) feet.

Height Restrictions. The maximum height in a B-1 district shall be as follows:

- (a) Primary Building: thirty (30) feet;
- (b) Accessory Building: fifteen (15) feet.

Lot Coverage. The maximum lot coverage shall not exceed seventy five percent (75%) of the lot area