

ARTICLE 11

“B-1” NEIGHBORHOOD BUSINESS DISTRICT

PREAMBLE

This district has been established to provide small business and service establishments which may be placed in a residential or rural area to serve primarily nearby residents.

SECTION 1101

PRINCIPAL PERMITTED USES

- A. Any use permitted in Section 1001. The requirements of Article 10 shall be applicable.
- B. Bake goods shop, retail only.
- C. Barber and Beauty Shops
- D. Candy and Ice Cream Stores
- E. Drug Stores
- F. Pick up stations for dry cleaning and laundry.
- G. Dry cleaning and Laundromats of the self serve type.
- H. Grocery and delicatessen stores.

SECTION 1102

ACCESSORY USES

- A. Accessory uses, buildings or other structures customarily incidental to any of the foregoing permitted uses.
- B. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon the completion or abandonment of the construction work.

SECTION 1103

REQUIRED CONDITIONS

No zoning certificate shall be issued for a B-1 use, until the applicant shall have certified to the Zoning Inspector that:

- A. The business activity is open to the public only between the hours of 6:00 A.M. and 10:00 P.M.
- B. The business activity shall be conducted wholly within a completely enclosed building.

- C. The business establishment shall not offer goods, service, food, beverages

or make sales directly to customers in automobiles, except for drive-in windows for pick up or delivery and which will be provided with adequate driveway space on the premises for waiting vehicles.

performance

- D. All business shall be of retail or service character.
- E. No manufacturing, processing, packaging, repair or treatment of goods shall be carried on, except when incidental or accessory to the
of services or the sale of goods to the public on the premises.
- F. All premises shall be furnished with all-weather hard surface walks of a material such as bituminous or portland cement concrete, wood, tile, terrazzo or similar material and, except for parking areas, the grounds
shall
be planted and landscaped.
- G. Where the property lines separate a business district from a residential district, a visual and mechanical barrier, a minimum of six (6) feet in height, shall be provided along the common lot line, which may consist of any of the following:
 - 1. An evergreen hedge used with a chain line fence. Such hedge shall not be less than three (3) feet in height.
 - 2. A solid fence of a nondeteriorating material.
 - 3. Masonry wall.
- H. No noise from any operation conducted on the premises, either continuous or intermittent, shall violate the provisions of Article 34.
- I. No emission of toxic or noxious matter, which is injurious to human health, comfort or enjoyment of life and property or to animal or plant life shall be permitted. Where such emissions could be produced as a result of accident or equipment malfunction, adequate safeguards considered suitable for safe operation in the business involved shall be taken.
- J. The emission of smoke or other air pollutants shall not violate the standards and regulations of the Montgomery county Combined General Health District. Dust and other types of air pollution borne by the wind shall be kept to a minimum by appropriate landscaping, paving, or other acceptable means.
- K. There will be no emission of odors or odor causing substances which can be detected without the use of instruments at or beyond the lot lines.
- L. There will be no vibrations which can be detected without the use of instruments at or beyond the lot lines.

Failure to comply with any of the Required Conditions by property owners or users will be considered a zoning violation appropriate for prosecution under the terms of this Resolution.

SECTION 1104 DEVELOPMENT STANDARDS

In addition to the provisions of Articles 26 thru 37 and 39, the following standard for arrangement and development of land and building are required in the B-1, Neighborhood Business District.

1104.01 HEIGHT REGULATIONS

No structure shall exceed forty (40) feet n height.

1104.02 LOT AREA, FRONTAGE AND YARD REQUIREMENTS

The following minimum requirements shall be observed.

| Lot Area | Lot Frontage | Front Yard Depth* | Side Yards Least Total Width | Rear Yard Depth |
|-----------------|---------------------|--------------------------|-------------------------------------|------------------------|
| 7,500 sq. ft. | 60 ft. | 25 ft. | 8 ft.** 20 ft.** | 40 ft.** |

***The front yard depth shall be measured from the established right-of-way lines as shown on the Official Thoroughfare Plan for Montgomery County.**

****Unless adjoining a Business District.**

1104.03 MAXIMUM LOT COVERAGE

Thirty (30) percent of lot area.

1104.04 MAXIMUM FLOOR AREA RATIO

0.35