

B-1: Neighborhood Business

1. **Purpose.** To provide small areas for office and professional services combined with limited retail uses, designed in scale with surrounding residential uses; a balance of residential and non-residential uses. B-1 implements the residential high density and *commercial* future land use classifications of the GROWTH PLAN.
2. **Authorized Uses.** Table 3.5 lists the authorized uses in the B-1 District.
3. **Intensity/Density.** Subject to the density bonus provisions of this Code and other development standards in this Code, the following intensity and density provisions shall apply:
 - a. Minimum lot size shall be 10,000 square feet, except where a continuous commercial center is subdivided with pad sites or other shared facilities;
 - b. Non-residential intensity shall not exceed a floor area ratio (FAR) of 0.5;
 - c. Unless a CUP is approved the maximum building size shall not exceed 30,000 square feet for office or any mixed uses, and 15,000 square feet for retail;
 - d. Maximum gross density shall not exceed 16 dwellings per acre, excluding retail and office; and,
 - e. Minimum net density shall not be less than eight dwellings per acre if the only uses are residential.
4. **Street Design.** Effective and efficient street design and access shall be considerations in the determination of project/district intensity.
5. **Performance Standards.**
 - a. **Location.** B-1 Zones are to be limited to the intersection of any arterial or collector street with another collector or arterial street; however, existing retail and office uses which form an existing center as of the effective date of this Code are allowed as B-1.
 - b. **Parking.** Business uses shall be designed and operated so as not to increase on-street parking in front of neighborhood dwellings. On-site parking shall be provided.
 - c. **Hours of Business.** No use in this district shall open or accept deliveries earlier than 5:00 a.m. nor close later than 11:00 p.m. "Close" includes no customers on-site, no deliveries and no illumination of signs.
 - d. **Service Entrances.** Business service entrances, service yards and loading areas shall be located only in the rear or side yard.
 - e. **Mixed Use.** Any mix of residential & non-residential uses on 1 lot or parcel shall be located in the same structure.
 - f. **Outdoor Storage and Display.** Outdoor storage and permanent displays are prohibited. Portable display of retail merchandise may be permitted as elsewhere provided in this Code.
 - g. **Rezone Application.** For the purpose of a rezone application to a B-1 district, the Planning Commission should consider the distance from other commercial and business zoning. New B-1 districts should be located at least eight-tenths (8/10th) of a mile from another business or commercial zone district.

B-1 Summary	
Primary Uses	Offices, Retail, Services
Max. Intensity	0.5 FAR, 16 units/ac
Max. Bldg. Size	30,000 sq ft for office 15,000 sq ft for retail
Min. Density	8 units/acre

Zoning District	Minimum Lot Size		Minimum Street Frontage (ft.)	Minimum Setbacks ⁽¹⁾ (Principal/Accessory Building)			Max. Lot Coverage (%)	Max. FAR	Max. Height (ft.)
	Area (sq. ft.)	Width (ft.)		Front ⁽⁸⁾ (ft.)	Side (ft.)	Rear ⁽⁸⁾ (ft.)			
See Section	3.2.B	3.2.C	3.2.D	3.2.E	3.2.E	3.2.E	3.2.F	3.2.G	3.2.H
Non-Residential Zoning Districts									
B-1	10,000	50	N/A	20/25	0/0 ⁽⁵⁾	15/15	N/A	0.50	40

GENERAL NOTE: See the Alternative Residential Development Standards of Chapter Five for additional information regarding flagpole lots, attached housing, zero lot line and cluster development.

Some properties might also be subject to additional restrictions and/or overlay zones.

FOOTNOTES:

1. Minimum front yard setback for garage, carport or other vehicle storage space (principal and accessory) shall be 20 feet, measured from the storage entrance to the property line.
2. Minimum street frontage on cul-de-sac is 30 feet.
3. RSF-R through RMF-5, the FAR (Floor Area Ratio) applies only to non-residential uses; RMF-8 through RMF-24, the FAR applies to multi-family and non-residential uses.
4. Maximum height is 40 feet if adjacent to any residential zoning district.
5. 10/5 foot setback if abutting a residential zone or use.
6. Maximum height for structures in the C-1 and I-O zone districts which are along Horizon Drive and north of G Road (including Crossroad Boulevard and Horizon Court) shall be 65 feet.
7. Setbacks may be reduced to zero feet (0') by the Director if located within the downtown area.
8. The setback from the street along the rear half of a double frontage lot shall be the greater of the required front yard setback or the required rear yard setback.
9. Maximum building height may be increased up to 65 feet if the building setbacks (front, side and rear) are at least 1.5 times the overall height of the building. A minimum of 50 percent of the resulting front yard setback area must be landscaped per Code requirements.
10. A minimum side yard setback of six feet (6') will be required where perimeter side yard landscaping is required.