

Sec. 10-5-24 B-1 Business District.

- (a) **Purpose.** The B-1 District is intended to provide for the business and professional needs of the community.
- (b) **Permitted Uses.** As listed in Table 5-1.
- (c) **Conditional Uses.** As listed in Table 5-1.
- (d) **Dimensional Requirements.** Unless otherwise designated in this Chapter, in the B-1 District the minimum dimensions and setbacks of yards, the minimum lot area, the minimum lot width, the maximum lot coverage by all buildings and the maximum building height permitted shall be as follows:
 - (1) **Minimum Front Yard Setback.** Twenty-five (25) feet from lot line or from nearest highway right-of-way line, whichever requires the greater minimum front yard setback. However, if the existing setback of adjoining lots is less than twenty-five (25) feet, the setback may be established at the average setback of such adjoining lots.
 - (2) **Minimum Side Yard Setback.** Ten (10) feet on the side of any lot adjoining any Agricultural or Residential District; ten (10) feet on the street side of any corner lot, which adjoins any Agricultural or Residential District; but none otherwise.
 - (3) **Minimum Rear Yard Setback.** Fifteen (15) feet.
 - (4) **Minimum Lot Area.** Seven thousand two hundred (7,200) square feet.
 - (5) **Minimum Lot Width.** Fifty (50) feet.
 - (6) **Maximum Building Height.** Thirty-five (35) feet for the principal building, and twenty-five (25) feet for any accessory building.
 - (7) **Maximum Floor Area of Accessory Buildings.** 1,500 square feet.