

4.8 Local Commercial District (B-1)

(1) Purpose and Intent of Local Commercial District (B-1)

The purpose of the B-1 District is to provide a means of obtaining the commercial goals and objectives of the Town's Smart Growth Comprehensive Plan. The intent of this district is to accommodate certain limited sales and service facilities adjacent to residential areas which constitute a convenience to residents in the neighborhood and are compatible with residential uses.

(2) Permitted Uses

(A) Stores and shops in which items are sold directly to the public to include:

1. Books, stationery, newspaper or magazine stores.
2. Camera and photographic stores.
3. Candy, confectionery, or ice cream stores.
4. Card, curio and gift shops.
5. Clothes pressing establishments.
6. Drug stores.
7. Dry cleaning establishments retail only.
8. Florist shops.
9. Food stores, bakeries, grocery stores, meat and fish markets, delicatessens, and fruit and vegetable markets.
10. Garden supply stores.
11. Hardware stores.
12. Hearing aid service.
13. Liquor stores.
14. Locksmith shops.
15. Photography studios.
16. Antique shops.
17. Art and school supply stores.
18. Banks and financial institutions having no drive-in facilities.
19. Bicycle Sales, rental and repair.
20. Carpet and rug stores.
21. China and glassware stores.
22. Clothing stores.
23. Custom dress making.
24. Department stores.
25. Furniture and home furnishing stores.
26. Sporting good stores.
27. Gun shops.
28. High fidelity and stereophonic equipment.
29. Hobby shops.
30. Jewelry stores.
31. Leather goods and luggage stores
32. Music instrument sales and repairs.

33. Office supply stores.
34. Paint and wallpaper stores.
35. Radio, TV, electronic equipment-retail sales and repair.
36. Restaurants and taverns.
37. Tobacco stores.
38. Toy shops.
39. Variety stores.

(B) Professional offices for physicians, dentists, attorneys, real estate, insurance sales, and similar professional services in which services are offered to the general public on the premises.

(C) Personal services to include:

1. Barbershops.
2. Beauty salons.
3. Tailor shops.
4. Coin operated laundromats.
5. Shoe and hat repair shops.

(D) Governmental and cultural uses such as fire and police stations, community centers, libraries, public emergency shelters, parks, and playgrounds.

(3) Conditional Uses

A conditional use in this district is to permit the following uses only after public hearing and approval of the Planning and Zoning Committee in accordance with the provisions of Section 5 of this Ordinance.

(A) Lodges and fraternal buildings and nursery and day care centers.

(B) All public utility facilities, except sewage treatment plants, garbage incinerators and sanitary landfills.

(C) Up to two dwelling units above the first floor of any structure in existence as of the date of the adoption of this Ordinance.

(D) Single family residences in existence as of the date of the adoption of this Ordinance but only in conjunction with and accessory to another permitted use for residential quarters for the owner or operator of the permitted use.

(E) A temporary mobile office to be used by a business concern located in the Town of Rock during the expansion or remodeling of its existing business premises within the Town of Rock. The temporary mobile office shall be located in conjunction with its existing business premises within the Town of Rock and shall be used for only such period as shall be authorized by the Planning and Zoning Committee of the Town of Rock, which period shall not exceed 24 months.

(4) Requirements for Permitted and Conditional Uses.

Within the B-1 District the following standards shall apply:

(A) Minimum Lot Area (sewered) ----- 7,500 sq. ft.

Setbacks

Front Yard ----- 30 ft.

Rear Yard ----- 12 ft.

Side Yard ----- 10 ft.

Width at Building Line ----- 75 ft.

(B) Minimum Lot Area (unsewered) ----- 40,000 sq. ft.

Setbacks

Front Yard ----- 50 ft.

Rear Yard ----- 25 ft.

Side Yard ----- 15 ft.

Width at Building Line ----- 100 ft.

(C) Maximum Building Height ----- 35 ft.

(D) Accessory Building Side Yard Setback ----- 5 ft.

(E) Minimum Frontage on Public Road ----- 50 ft.

(F) Parking Requirements ----- One 200 sq. ft.
parking space for each 200 sq. ft. of building.

(G) Maximum Floor Area ----- 5,000 sq. ft.

(H) All front yard setbacks are also subject to Section 10.1 of this Ordinance for setbacks on Arterial, Collector, and Local Roads.

4.9 Large Scale Commercial District (B-2)

(1) Purpose and Intent of Large Scale Commercial District (B-2)

The purpose of this district is to provide a means of obtaining the economic goals and objectives of the Town's Smart Growth Comprehensive Plan. This district is intended to provide areas adjacent to major highways for the location of commercial establishments which usually require extensive land area for the open storage and display of merchandise and equipment.

(2) Permitted Uses

The following uses are permitted uses in this district:

- (A) Any use permitted in B-1 District.
- (B) Amusement establishments within enclosed buildings such as bowling alleys, gymnasiums, swimming pools, skating rinks, handball courts, archery lanes, tennis courts and other similar uses.
- (C) Automobile sales, rental and servicing including repair of new or used automobiles but not including body shops.
- (D) Automotive supply stores.
- (E) Bakeries with retail, wholesale and garage facilities.
- (F) Boat storage, sales and repairs.
- (G) Cooperatives, milk depot.
- (H) Commercial laundries and dry cleaning plants.
- (I) Farm machinery and equipment sales, rental, and servicing, including repair of new and used farm equipment and machinery.
- (J) Feed and grain dealers, grain storage facilities, and farm supply stores.
- (K) Gasoline service stations.
- (L) Glass and window shops.
- (M) Lumber yards, building service and supply.
- (N) Golf driving ranges and par 3 courses.
- (O) Machinery, vehicle and equipment sales, rental and servicing, including repairs.
- (P) Painting contractors (office and shops).

(Q) Printers and printing shops.

(R) Plumbing, heating, air conditioning and electrical sales and service.

(S) Recreational vehicle sales, rental and servicing, including repairs but not including body shops.

(T) Truck sales, rental and servicing, including repairs but not including body shops.

(U) Trailer sales.

(V) Restaurants and taverns.

(W) Public utility facilities, except sewage treatment plants, garbage incinerators, and sanitary landfills.

(3) Conditional Uses

A conditional use in this district is to permit the following uses only after public hearing and approval of the Planning and Zoning Committee in accordance with the provisions of Section 5 of this Ordinance.

(A) Animal hospitals, animal clinics or veterinary services provided all kennels are within completely enclosed buildings.

(B) Body shops.

(C) Welding, sheet metal or blacksmith shops.

(D) Drive-in establishments such as restaurants, banks and financial institutions, car washes and theaters.

(E) Storage and warehousing establishments provided that the loading docks are not permitted in the front yard or corner side yard.

(F) Retailing, wholesaling, or warehousing of drugs and chemicals.

(G) Up to two dwelling units above the first floor of any structure in existence as of the date of the adoption of this Ordinance.

(H) Single family residences in existence as of the date of the adoption of this Ordinance but only in conjunction with and accessory to another permitted use for residential quarters for the owner or operator of the permitted use.

(I) Outdoor "Survival Game" operation.

(J) Go-Kart track.

(K) A temporary mobile office to be used by a business concern located in the Town of Rock during the expansion or remodeling of its existing business premises within the Town of Rock. The temporary mobile office shall be located in conjunction with its existing business premises within the Town of Rock and shall be used for only such period as shall be authorized by the Planning and Zoning Committee of the Town of Rock, which period shall not exceed 24 months.

(L) A mobile home to be used as an office and display home by a business concern located in the Town of Rock and engaged primarily in the business of mobile home sales, provided the mobile home shall be located on the existing business premises of the business concern and shall be used only as an office and display home in connection with the sale of mobile homes by such business concern.

(M) Sale and repair of motorcycles, motor scooters, and ATV motor vehicles.

(N) Metal stamping and metal finishing.

(O) Waste recycling and transfer facility.

(P) Indoor pet boarding, grooming of small animals onsite, and/or sale of animal supplies.

(Q) Inbound storage facilities used in the salvage of motor vehicles and other equipment. Any permit issued hereunder shall, in addition to any and all other restrictions and conditions that the Planning and Zoning Committee requires in its sole discretion, require that the property be vacant and contain appropriate and proper screening in order to keep the motor vehicles and equipment from public view. *(Added by Ordinance 2016-02)*

(4) Requirements for Permitted and Conditional Uses

Within the B-2 District the following standards shall apply:

(A) Minimum lot area ----- 40,000 sq. ft.

(B) Maximum building height ----- Two times the setback of the building.

(C) Minimum Front Yard Setback ----- 50 ft.

(D) Minimum Back Yard Setback ----- 50 ft.

(E) Minimum Side Yard:

Principal Buildings ----- 15 ft.

Accessory Buildings ----- 10 ft.

(F) Minimum Setback for Grain Elevators, Silos, and Feed Storage ---- 2 times the length of the facility.

(G) Minimum Lot Width At Building Line ----- 100 ft.

(H) Minimum frontage on public road ----- 50 ft.

(I) Parking requirements:

(i) All business and commercial establishments shall provide one 200 square foot parking space for each 200 square feet of floor area.

(ii) Every structure or building containing 5,000 square feet or more of gross floor area shall provide off-street loading space measuring not less than 10 feet by 40 feet and having a height, clear of all obstructions, of 14 feet, according to the following schedule:

<u>GROSS FLOOR AREA</u>	<u>NUMBER OF LOADINGS SPACES</u>
5,000 sq. ft. to 24,000 sq. ft.	1
24,000 sq. ft. to 60,000 sq. ft.	2
60,000 sq. ft. to 96,000 sq. ft.	3
96,000 sq. ft. to 144,000 sq. ft.	4
144,000 sq. ft. to 192,000 sq. ft.	5
192,000 sq. ft. to 240,000 sq. ft.	6
240,000 sq. ft. to 294,000 sq. ft.	7
294,000 sq. ft. to 348,000 sq. ft.	8
For each additional 54,000 sq. ft.	1 additional space

The Planning & Zoning Committee may permit the required loading spaces to remain undeveloped until it decides that they are needed.

(iii) There shall be definite entrances and exits to the property.

(J) Green Area - Not less than fifteen (15%) percent of the lot shall be permanently set aside, planted and maintained as a green area.

(K) Screening: All storage except of motor vehicles in operable condition shall be within completely enclosed buildings or effectively screened either (1) by a solid wall or fence not less than 6 feet nor more than 8 feet in height; or (2) by a densely planted hedge or shrubbery at least 6 feet in height which effectively causes a visual barrier; or (3) by a permanent evergreen planting, the individual trees to be of such a number and kind so arranged that they will effectively cause a visual barrier at least 6 feet in height.

(L) Maximum Lot Coverage of All Buildings to Lot Size: 5 (Lot) to 1 (Building).

(M) All front yard setbacks are also subject to Section 10.1 of this Ordinance for setbacks on Arterial, Collector, and Local Roads.