

## VILLAGE OF CARO ZONING ORDINANCE

### ARTICLE 10 B-1 COMMUNITY BUSINESS DISTRICTS

#### **Section 1000 INTENT:**

The B-1 Community Business Districts, as herein established, are designed to meet the day-to-day convenience and comparison shopping and service needs of persons residing in adjacent residential areas.

#### **Section 1001 PRINCIPAL USES PERMITTED:**

In a B-1 Community Business District, no building or land shall be used and no building shall be erected except for one or more of the following specified uses unless otherwise provided in this Ordinance:

1. Generally recognized retail businesses which supply commodities on the premises, such as but not limited to: groceries, meats, dairy products, baked goods or other food, drugs, dry goods, clothing and notions or hardware.
2. Personal service establishments which perform services on the premises, such as but not limited to: repair shops (watches, radio, television, shoe and etc.), tailor shops, beauty parlors or barber shops, photographic studios, and self-service laundries and drycleaners.
3. Dry cleaning establishments, or pick-up stations, dealing directly with the consumer. Central dry cleaning plants serving more than one retail outlet shall be prohibited.
4. Business establishments which perform services on the premises, such as but not limited to; banks, loan companies, insurance offices and real estate offices.
5. Professional services including the following: offices of doctors, dentists, osteopaths, and similar or allied professions.
6. Business schools and colleges or private schools operated for profit.
7. Private clubs, fraternal organizations and lodge halls.
8. Restaurants or other places serving food or beverages, except those having the character of a drive-in.
9. Hotels.

10. Theaters, assembly halls, concert halls or similar places of public assembly when conducted within enclosed buildings.
11. Mortuaries or funeral homes, subject to the conditions of Section 2502.15.
12. Post Office and similar governmental office buildings, serving persons living in the adjacent residential area.
13. Off–street parking lots.
14. Other uses similar to the above uses.
15. Accessory structures and uses customarily incidental to the above permitted uses, as determined by the Village Council.

**Section 1002 REQUIRED CONDITIONS:**

1. All business establishments shall be retail or service establishments dealing directly with customers.
2. All business, servicing or processing, except for off–street parking or loading, shall be conducted within a completely enclosed building, with the exception of one (1) outdoor display area per business.
3. Outdoor display areas shall meet the following requirements:
  - a. The outdoor display area shall not exceed fifteen (15) square feet in area.
  - b. The outdoor display area shall not exceed four (4) feet in height.
  - c. The outdoor display area shall not be further than three (3) feet from the front wall of the business.
  - d. A maximum of three (3) items shall be on display in an outdoor display area.
  - e. The Zoning Administrator or his or her designee shall have the authority to require that an outdoor display area be moved or removed if it is deemed to be a potential safety hazard.

**Section 1003 PRINCIPAL USES PERMITTED SUBJECT TO SPECIAL CONDITIONS:**

The following uses shall be permitted, subject to the conditions hereinafter imposed for each use and subject further to the review and approval of the Planning Commission:

1. Gasoline service stations for the sale of gasoline, oil and minor accessories only where no work, except incidental service, is rendered, subject to the conditions of Section 2502.10. Such incidental service does not include steam cleaning, undercoating, vehicle body repair, painting, tire recapping, engine rebuilding, auto dismantling, upholstering, auto glass work, or other operations of the sort.
2. Publicly owned buildings, public utility buildings, telephone exchange buildings, electric transformer stations and substations; gas regulator stations with service yards, but without storage yards; water and sewage pumping stations.
3. Overhead or underground lines and necessary poles and towers to be erected to service primarily those areas beyond the Village. Such review shall consider abutting property and uses as they relate to easements, rights-of-way, overhead lines, poles and towers and further, shall consider injurious effects on property abutting or adjacent thereto and on the orderly appearance of the Village. Essential services primarily for residents of the Village of Caro shall be subject to the provisions of Section 1901.
4. Residential units within commercial structures, except on the main floor and basement of those structures.

**Section 1004 AREA AND BULK REQUIREMENTS:**

See ARTICLE 17 — SCHEDULE OF REGULATIONS limiting the height and bulk of buildings, the minimum size of lot by permitted land use, and providing minimum yard setback requirements.