

Chapter 380. Zoning

Article III. Zoning Districts

§ 380-25. B-1 Local Business District.

A. Purpose. The B-1 Business District is intended to provide for small groups of retail and customer-service establishments in a shopping center setting serving the residents of the Town and the character, appearance and operation of which are compatible with the character of the surrounding area. No such district shall be less than two acres in area.

B. Permitted uses.

Antique and collectors' stores (subject to the conditional use provisions of § 380-49J if applicable)

Appliance stores

Art gallery (subject to the conditional use provisions of § 380-49J if applicable)

Bakeries

Banks, credit unions and savings and loan associations

Barbershops and beauty shops

Bookstores (subject to the conditional use provisions of § 380-49J if applicable)

Bowling alleys

Broadcast studios without transmission or receiving towers

Business offices

Camera and photographic supply stores (subject to the conditional use provisions of § 380-49J if applicable)

Clothing stores

Cocktail lounges (subject to the conditional use provisions of § 380-49J if applicable)

Confectioneries

Delicatessens

Dental clinics

Department stores

Drugstores

Fish markets

Florists

Fruit stores

Furriers and fur apparel

Gift stores (subject to the conditional use provisions of § 380-49J if applicable)

Grocery stores

Hardware stores

Hobby and craft shops (subject to the conditional use provisions of § 380-49J if applicable)

Home furnishings

Insurance and real estate offices

Janitorial supplies

Jewelry stores

Law offices

Lodges and clubs (subject to the conditional use provisions of § 380-49J if applicable)
Meat markets
Medical clinics
Newspaper and magazine stores (subject to the conditional use provisions of § 380-49J if applicable)
Office supplies and business machine stores
Optical stores
Packaged beverage stores
Paint, glass and wallpaper stores
Plumbing and heating supplies
Publishing houses
Restaurants (subject to the conditional use provisions of § 380-49J if applicable)
Self-service laundries and dry-cleaning establishments
Shoe stores and leather goods stores
Soda fountains
Sporting goods stores
Taxidermy
Theaters
Tobacco shops
Travel agencies
Variety stores
Vegetable stores

C. Permitted accessory uses.

- (1) Garages for storage of vehicles used in conjunction with the operation of a business.
- (2) Off-street parking and loading areas.
- (3) Residential quarters for the owner or proprietor, located in the same building as the business.
- (4) Satellite dish antennas located on the roof of the principal structure or in the rear yard. Where the satellite dish is roof-mounted, a registered professional engineer shall certify that the structure is adequate to support the load.
- (5) Roof-mounted solar collectors, provided that a registered professional engineer shall certify that the structure is adequate to support the load.

D. Conditional uses. See §§ **380-47**, **380-48**, **380-49** and **380-53**.

E. Lot area and width.

- (1) Local business shopping centers or districts shall contain a minimum of two acres and shall be not less than 200 feet in width.
- (2) Individual business sites in the B-1 Business District shall provide sufficient area for the principal building and its accessory buildings, off-street parking and loading areas, required yards and appropriate sanitary facilities.

F. Building height.

- (1) No principal building or part of a principal building shall exceed 35 feet in height.
- (2) Accessory dwellings located within the business structures in the B-1 District shall provide a living area of not less than 700 square feet.

G. Yards.

- (1) A minimum street yard (setback) of 50 feet from the road right-of-way shall be required.
- (2) There shall be a rear yard of not less than 25 feet.

- H. Plans and specifications to be submitted to Plan Commission. To encourage a business environment that is compatible with the residential character of the Town, zoning permits for permitted uses in business districts shall not be issued without review and approval of the Town of Trenton Plan Commission. Said review and approval shall be concerned with general layout, building plans, ingress, egress, parking, loading and unloading and landscape plans.