

## ARTICLE IX. - B-1 GENERAL BUSINESS DISTRICTS

## Sec. 34-282. - Scope.

The provisions of this article apply to the B-1 General Business Districts.

## Sec. 34-283. - Permitted principal uses.

The following are permitted principal uses:

- (1) Any retail business, personal or business service establishment or wholesale business;
- (2) Meeting hall, club or fraternal organization;
- (3) Parking lot subject to the applicable provisions of section 34-424.
- (4) Within the area bounded on the north by the Rock River, on the east by Avenue A, on the south by 4th Street, and on the west by 5th Avenue, dwellings for any number of families, so long as such dwellings are located above the ground floor.

(Code 1990, § 16-180; Ord. No. 93-1658, § 2(8.0), 4-19-1993; Ord. No. 2001-1967, § 1, 4-3-2001; Ord. No. 2012-2072, § 4, 8-21-2012)

## Sec. 34-284. - When authorized by board of appeals.

The following uses shall be permitted by special use permit only:

- (1) Animal hospitals and veterinary clinics;
- (2) Automobile, truck, trailer, and farm implement establishment for repair, display, hire, sales, including sales lots;
- (3) Dance hall, bar or cocktail lounge, night club, bowling alley, and similar enterprise;
- (4) Printing, publishing, engraving or lithographing shop;
- (5) Laundry and dry cleaning shop;
- (6) Mini-warehouses;
- (7) Plumbing or similar shop.

(Code 1990, § 16-181; Ord. No. 93-1658, § 2(8.1), 4-19-1993)

## Sec. 34-285. - Permitted accessory uses.

The following are permitted accessory uses:

- (1) Other accessory uses customarily incidental to a permitted use, including signs.
- (2) Communication antenna (which does not require support by a new communications tower), free standing or attached to an existing or commercial, professional, institutional or residential structure, or to an existing communication tower, provided:
  - a. The freestanding structure does not exceed 50 feet in height;
  - b. Communication antennas located on an existing structure shall not extend more than 25 feet above the top of said structure;
  - c. The communication antenna complies with all applicable FCC and FAA regulations;
  - d. The communication antenna complies with all applicable building codes;

e. The communication antenna complies with all other requirements of this article.

- (3) Communication towers not exceeding 150 feet in height, provided that application for special use therefor shall have been made, and that recommendation shall have been made by the zoning board of appeals, all pursuant to the provisions of section 34-540(f)(1)d.

(Code 1990, § 16-182; Ord. No. 93-1658, § 2(8.2), 4-19-1993; Ord. No. 97-1827, § 4, 12-2-1997)

Sec. 34-286. - Height regulations.

No structure shall exceed three stories or 50 feet in height, except as provided in section 34-476.

(Code 1990, § 16-183; Ord. No. 93-1658, § 2(8.3), 4-19-1993; Ord. No. 98-1861, § 1, 12-1-1998)

Sec. 34-287. - Yard requirements.

The following minimum requirements shall be observed, subject to the additional requirements, exceptions and modifications in sections 34-478 and 34-479:

	Minimum Front Yard Depth	Minimum Side Yard Widths	Minimum Rear Yard Depth
Permitted uses	25 feet	None, except where adjoining an R district, then same as R district	15 feet

(Code 1990, § 16-184; Ord. No. 93-1658, § 2(8.4), 4-19-1993; Ord. No. 94-1699, § 1, 2-8-1994; Ord. No. 2001-1967, § 2, 4-3-2001)

Secs. 34-288—34-306. - Reserved.