

Division 3-I-9 Business District B-1

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3-133 Intent

Generally, this district covers the central business district portion of the community and is intended for the conduct of general business to which the public requires direct and frequent access but which is not characterized either by constant heavy trucking, other than stocking and delivery of light retail goods, or by nuisance factors, other than those occasioned by incidental light and noise of congregation of people and passenger vehicles. This district includes such uses as retail stores, banks, theaters, business offices, newspaper offices and restaurants.

3-134 Permitted Uses

1. In the Business District B-1, structures to be erected or land to be used shall be for one or more of the following uses:
 1. Government office buildings.
 2. Retail food stores.
 3. Banks and savings and loan offices.
 4. Restaurants.
 5. Dry cleaners.
 6. Jewelry stores.
 7. Coin-operated laundries.
 8. Wearing apparel stores.
 9. Drugstores.
 10. Barber and beauty shops.
 11. Home appliance sales and services.
 12. Hardware stores.
 13. Theaters and assembly halls.
 14. Offices.
 15. Libraries.
 16. Auto parts and accessories stores.

17. Furniture stores.
18. Department stores.
19. Newspaper and printing houses.
20. Florists and gift shops.
21. Hotels, motels and inns.
22. Alcoholic beverage control stores.
23. Clubs and lodges.
24. Funeral homes.
25. Bakeries.
26. Video sales and rental.
27. Sporting goods shops.
28. Pawn shops.
29. Public and semipublic uses, including churches, schools, libraries, museums, parks and noncommercial recreational facilities.
30. Public utilities transformer substations, transmission lines and towers and other facilities for the provision and maintenance of public utilities, including railroads (except railroad yards) and water and sewage installations.
31. Off-street parking as required by Section 3-180 of this article; public and private off-street parking lots.
32. Stores for the sale and rental of goods at retail.
33. Clinics.

3-135 Permitted Accessory Uses (Reserved)

3-136 Special Uses

1. The following uses are permitted when authorized by the Town Council of Bowling Green after a recommendation from the Planning Commission:
 1. Gasoline filling stations for the servicing of and making minor repairs to motor vehicles (when in a completely enclosed structure); public garages for storage and repair of motor vehicles (when in completely enclosed structure).
 2. Pet shops.
 3. Public billiard parlors and pool rooms, bowling alleys, dance halls, amusement centers and similar forms of public amusement, only after a public hearing shall

have been held by the Town Council on an application submitted to the body for such use. In approving any such application, the Town Council may establish such special requirements and regulations for the protection of adjacent property and the general public, set limits on the hours of operation and make requirements as the Town Council may deem necessary in the public interest. For purposes of this subsection, "billiard parlor and pool room" shall include any place of business with more than one billiard or pool table in which money, tokens or other consideration is exchanged for the right to use such tables for playing billiards, pool or similar games. For purposes of Section 3-136, "amusement center" shall mean any place of business with more than three amusement devices for which money, tokens or other consideration is exchanged for the right to use such devices. Amusement devices shall include video games, pool or billiards tables, foosball and all similar game devices, tables and equipment.

4. Business and residential mixed-use development wherein dwelling units shall be a secondary use to the primary business use.
5. Day-care center.

3-137 Specifications And Requirements

1. Area, frontage and yards.
 1. Area, frontage and yard regulations shall be as follows:
 1. None, except for off-street parking which shall be in accordance with the provisions contained herein.
2. Height. Buildings may be erected up to 50 feet in height from grade.
3. Setback. Buildings or portions of buildings, including porches, shall be located behind the street right-of-way line. No porch in existence at the time of the adoption of this article which is between the street right-of-way line and the center line of the street can be enclosed or otherwise altered for any use. Porches may be kept in repair and in a safe condition.
4. Site plan required. Before a zoning permit shall be issued or construction begun on any permitted use in this district, detailed site plans indicating compliance with the substantive provisions of Article I, Division 14 of this chapter shall be submitted to the Zoning Administrator for study. Modifications of the plans may be required.