

5.4 Downtown Business District (B1) (an overlay zone)

The intent of the restrictions of the B-1 District is to maintain and enhance the general character of the present downtown area.

5.4.1 Permitted Structures and Uses

5.4.1.1 Permitted Uses

Appliance repair shop, bakery, bank, bicycle repair shop, business or professional office, church or temple, clinic, clubs, community facility, dry cleaning establishment, educational facility, fish processing facility, funeral home, government structure, hairdressing establishments, hospital or nursing home, hotels, motels and other types of lodging places, indoor commercial recreational and amusement facilities, library, liquor store, museum, newspaper and printing plant, parking garage and parking lot, post office, public utility or communication structure, restaurant (but not including drive-in establishments), retail businesses where goods are displayed and sold mainly indoors, semi-public and private cultural or religious institutions, shoe repair shop, studios for dance, art, photography and music, one and two-family dwellings, and dwelling units.

5.4.1.2 Accessory Uses

Buildings and structures usually associated with these permitted uses shall be allowed, including home occupation, gardening and growing fruits and vegetables, keeping of domestic animals for personal use and enjoyment (but not including a kennel), private garage, private swimming pool, signs subject to "Article 6 Section 21," temporary building for uses incidental to construction, and off street parking facilities.

5.4.2 Special Exceptions

The following uses shall be permitted if expressly authorized by the Board of Appeals: Municipal buildings, dwellings with three or more units subject to all relevant provisions of this Ordinance and subject also to approval by the Planning Board. A tavern, bar, or liquor sales other than a liquor store may be permitted by affirmative vote of the City Council.

5.4.3 Minimum Dimensional Requirements

5.4.3.1

Type of Unit	Lot Area Sq. Ft.	Frontage	Front Yard Depth	Side Yard Depth	Rear Yard Depth
1 Family Dwelling	7,000	50	20	7	20
2 Family Dwelling	9,000	60	20	10	20
Multiple Dwelling less than 3 Stories	12,500	80	20	15	30
Multiple Dwelling 3 Stories	25,000	125	20	30	40
All Other Uses	14,000	100	20	20	35

5.4.3.2 For other uses

There shall be no special requirements for lot area, frontage, and yard dimensions except that when a non-dwelling use in District B1 adjoins any R District, the minimum side yard of the non-dwelling use shall be ten feet, and the minimum rear yard dimension shall be fifteen feet.

5.4.3.3 Residential Restrictions

No buildings in the Downtown Revitalization Area (Water Street and sidewalk from Key Street to Sullivan Street shall be utilized as dwellings at street level.

Any and all buildings currently occupied as dwellings at street level in said area shall be grand fathered only so long as occupied. Should said occupied space be vacated at any time, building shall then be made current with this section. Grand fathered uses cannot be transferred to any other entity, nor be sub-let, neither can it be passed on to heirs, nor can any continuance be granted.

5.4.4 Lot Area

Lot area per family for all multiple dwellings is 2,500 sq. ft.

5.4.5 Maximum Heights of Buildings

5.4.5.1 Principal use 35 feet

5.4.5.2 Accessory buildings 35 feet

5.4.6 Maximum Lot Coverage

5.4.6.1 For one and two family dwellings - 30%

5.4.6.2 No limit for other uses

5.4.7 Performance Standards

Permitted uses and uses permitted by special exceptions shall conform to the performance standards described in "Article 6" of this Ordinance.