

ARTICLE V - BUSINESS DISTRICT B-1

Statement of Intent

Generally, this district is intended for the conduct of general business to which the public requires direct and frequent access, but business on such property is not characterized either by constant heavy trucking, other than stocking and delivery of light retail goods, or by any nuisance factors, other than those occasioned by incidental light and noise of congestion of people and passenger vehicles. **Owners of non-business structures or areas in this district shall have the option of converting all or in part to a business use. Once converted entirely to a business use the structure or area shall henceforth conform to the regulations of the business district.** This district includes such uses as retail stores, banks, theaters, business offices, and restaurants.

§25.500 USE REGULATIONS

In Business District B-1, structures to be erected or land to be used shall be for one or more of the following uses.

1. Retail stores and shops
2. Government office buildings
3. Retail food stores.
4. Banks and savings and loan offices.
5. Restaurants.
6. Jewelry stores.
7. Wearing apparel stores.
8. Drug stores.
9. Barber and beauty shops.
10. Home appliance sales and services.
11. Hardware stores.
12. Theaters.
13. Libraries.
14. Auto parts and accessories stores.
15. Furniture stores.
16. Department stores.
17. Florist and gift shops.
18. Hotels, motels, and inns
19. Clubs and lodges.
20. Bakery
21. Video sales and rentals.
22. Sporting goods shops.
23. Pawn shops.
24. Public and semi-public uses, including churches, schools, libraries, museums, parks and non-commercial recreational facilities such as but not limited to boat docks and ramps.

25. Public utilities - transformer substations, transmission lines and towers and other facilities for the provision and maintenance of public utilities and water and sewage installations.
26. Off-street parking as required by this ordinance; public and private off-street parking lots.
27. Accessory uses and structures for those principal uses contained herein are permitted.

§25.501 Uses Permitted by Special Use Permit

The following uses are permitted when authorized by the Town Council of Port Royal after a recommendation from the Planning Commission.

1. Gasoline filling stations for the servicing of and making minor repairs to motor vehicles (when such repair is done within a completely enclosed structure); garages for storage and repair of motor vehicles (when in completely enclosed structure).
2. Pet shops.
3. Signs as follows:
 - a. Any number of Business signs not to exceed a total square footage on the property of one (1) square foot for each linear foot of frontage on the street on which the business fronts.
 - b. Locational and Directional signs (one each) not to exceed fifteen (3) square feet each.
 - c. All pre-existing Business, Directional, and Locational signs are considered approved.
4. Area and Frontage Regulations: Not regulated.