

ARTICLE 10 B-3 NEIGHBORHOOD BUSINESS DISTRICT

10.01 INTENT

The purpose of this district is to provide an integrated collection of structures and uses designed to provide for a variety of retail stores and related activities, and for office buildings and service establishments which serve for the comparison, convenience and service needs of the consumer population. The district regulations are designed to provide for properly located major shopping complexes which will be serviced with conveniently located off-street parking areas and safe pedestrian movements, but to exclude non-retail uses which generate a large volume of truck traffic.

10.02 PERMITTED PRINCIPAL USES

Any generally recognized retail businesses, service establishment, or processing use as follows:

- A. Apparel shops including specialty shops of all sorts, shoe stores, and similar uses.
- B. Auto service station for only the sale of gas lubricants, coolants, and accessories, and the performance of incidental service such as tire installation and automobile washing, cleaning and polishing, but not major overhaul, bumping or painting.
- C. Sale of automobiles.
- D. Banks, loan offices, stock exchange offices, and other financial institutions.
- E. Commercial recreation facilities such as bowling alleys, movie theaters etc.
- F. Medical and dental laboratories.
- G. Department stores.
- H. Drug stores.
- I. Eating and drinking – restaurants, dairy bars, or other places service food and/or beverages.
- J. Floral shops, fruit, nursery stock, and produce sales, and greenhouses.
- K. Food stores including supermarkets and all types of specialty food stores, such as bakeries, candy stores and similar uses.
- L. Furniture and appliances, including rugs, floor coverings, draperies, sewing machine shops, used furniture, office equipment, supplies, and similar uses.

M. Gift shops, camera shops, record shops, book and stationary stores, jewelry stores, and similar uses.

N. Hardware and such related stores as paint, wallpaper, and similar uses.

O. Hotels and Motels.

P. Office buildings for any of the following occupations: Executive, administrative, professional, accounting; writing; clerical, stenographic, drafting; and sales, provided that no interior display shall be visible from the exterior of the building, and the total area devoted to product display, including both the object displayed and the floor space set aside for persons observing the display objects, shall not exceed ten (10) percent of the usable floor area of any story.

Q. Professional and other offices drawing a large number of clients and/or customers such as, but not restricted to:

1. Chambers of commerce and automobile clubs
2. Doctors, dentists, lawyers and architects.
3. Insurance, realtors, and unions.
4. Post offices.
5. Utility offices.

R. Photographic studios.

S. Publishing and printing establishments not exceeding 1000 square feet in building area.

T. Repair shops such as shoe, watch and bicycle repair.

U. Service shops such as barber, beauty, laundry cleaning and similar uses including laundry pick-up service and coin operated washing and dry cleaning facilities.

V. Travel agencies.

W. Variety stores.

X. Public and semi-public buildings such as, but not restricted to:

1. Churches.
2. Library.
3. Municipal offices.
4. Parking garage.

Y. Other uses, which in the opinion of the Board of Appeals are similar to the above uses indicated as being permitted.

10.03 ACCESSORY USES

Uses customarily accessory to the above.

10.04 YARD REQUIREMENTS

In a Neighborhood Business District the following minimum yard areas shall be provided:

A. Front Yard: A front yard of not less than 25 feet shall be required except:

1. When the frontage on one side of a block is divided between a Neighborhood Business District and a residential district, or is across the street from any residential district, the front yard requirement of the residential district shall apply to the area in the Neighborhood Business District. If more than one residential district is adjacent, the greater yard requirements of the involved residential districts shall be used.

B. Side Yard:

1. A yard not less than 20 feet in width shall be provided where a side lot line of Neighborhood Business District abuts a residential district.
2. In all other cases a side yard of not less than ten (10) feet shall be required.

C. Rear Yard: A rear yard of not less than twenty-five (25) feet shall be required excepting where a rear lot line of Neighborhood Business District abuts a residential district. In such Instance, there shall be a minimum rear yard of fifty (50) feet. Such a yard may be measured from the centerline of an intervening alley.

1. A wall or decorative fence at least five feet six inches (5'6") high shall be placed along the boundary line of a rear yard abutting a residential district.

10.05 BUILDING HEIGHT REGULATIONS

Maximum permitted height for buildings in this district shall be thirty-five (35) feet except as provided in Article 19.12.

10.06 ACCESSORY PARKING

In a Neighborhood Business District, parking shall be provided as required in Section 19.16 of this Resolution.

10.07 OFF-STREET LOADING

Spaces shall be provided as required in Section 19.15.

10.08 SIGNS

Wall or ground signs, single or double face, shall not exceed 50 square feet in area for each face. Maximum height above grade at sign shall not exceed thirty-five (35) feet. There shall be permitted one (1) wall sign and one (1) ground sign. No more than two (2) signs shall be permitted for each street front of a lot on which the signs are located. Wall signs shall not extend above or beyond any part of the roof line. Off-Premise signs are permitted if they meet the requirements of Article 20.

10.09 SCREENING

See Section 19.17 for screening regulations of uses adjoining residential districts.