

ARTICLE VIII

NEIGHBORHOOD BUSINESS NB-1

801 PURPOSE

The NB-1 District is created to provide for the retailing of convenience goods and essential personal services, in order to satisfy the daily and weekly household and personal needs of the surrounding residential neighborhoods

802 TYPICALLY PERMITTED USES

Bank (branch office)
Barber and Beauty Shops
Bakery (goods for sale on premises only)
Bicycle Repair Shop
Book Store
Dry Cleaners and Laundry (collection and distribution only, custom and service)
Governmental Buildings
Hardware Store
Lawnmower Service
Locksmith Service
Accessory buildings incidental to the principal use which does not include any activity conducted as a business

803 CONDITIONALLY PERMITTED USES

Automobile Automatic Wash Stations (see section 402)
Plant Nursery (see section 412)
Transitional Provisions (see section 422 and the official zoning map for locations)

804 BUILDING HEIGHT

No building or structure shall be erected to a height in excess of thirty five (35) feet.

805 YARDS REQUIRED

Rear Yards – half of the building height but not less than ten (10) feet

Minimum Side Yards – twenty (20) feet where there is no rear access or half the building height but not less than ten (10) feet

Side Yards abutting a street – fifty (50) feet from road right-of-way line

Side Yards and Rear Yards abutting a Residential Zone – a fifty (50) foot unobstructed buffer strip suitably landscaped

Access Ways – Each lot shall have not more than two (2) accesses easy to any one (1) street or highway with a forty five (45) foot separation between center lines. The width of access ways leading to or from a highway shall be not less than twenty (20) feet nor shall it exceed thirty six (36) feet. Access ways shall not be closer than seventy (70) feet to the right of way sideline.

Minimum Front Yard – Setback of sixty (60) feet from the right of way line unless a more restrictive State or Federal guideline applies (see section 305.05). A twenty (20) foot deep unobstructed open buffer strip shall be provided next to the right of way and parking in this strip shall be prohibited.

806 PERCENTAGE OF LOT COVERAGE

All buildings including accessory buildings shall not cover more than thirty (30) percent of the area of the lot..

807 SUBMISSION OF PLANS

The provisions of Section 309 shall be in full force and effect in this District.

808 PERMITTED SIGNS

The provisions of Article XIV shall apply in this District.

809 OFF-STREET PARKING

The provisions of Article XV shall apply in this District.

810 GENERAL REGULATIONS

The provisions of Article III shall apply in this District.

Amended 6/15/2009

Effective 7/15/2009