

ARTICLE XIX

(NB) NEIGHBORHOOD BUSINESS DISTRICT

Section 19.01 Purpose

The purpose of the Neighborhood Business District is to provide for the orderly development of neighborhood-oriented businesses serving the regular day-to-day convenience and personal service needs of nearby residents. Because commercial establishments within the NB District are more closely associated with the residential land uses, more restrictive requirements related to size and scale, traffic control and landscaping are needed than in other commercial districts.

Section 19.02 Permitted Uses

- A. Administrative, business or professional offices not carrying on retail trade with the public and having no stock of goods maintained for sale to customers consisting of:
 - 1. Brokers and dealers in securities, investments and associated services not including commercial banks and savings institutions.
 - 2. Insurance agents and brokers and associated services.
 - 3. Real estate sales and associated services.
 - 4. Medical and medical-related activities, but not including veterinary offices or animal hospitals.
 - 5. Professional, legal, engineering and architectural services, not including the outside storage of equipment.
 - 6. Accounting, auditing and other bookkeeping services.

- B. Retail Stores primarily engaged in selling merchandise for personal or household consumption, and rendering services incidental to the sale of those goods; provided all storage and display of merchandise shall be within the principal structure; and not including drive-through establishments or businesses selling gasoline or similar fuels. Examples include:
 - 1. Food and food products, consisting of: grocery stores, meat and fish markets, fruit and vegetable markets, and specialty stores such as bakery, candy or confectionery.
 - 2. Proprietary drug and hardware stores.
 - 3. Similar retail stores, consisting of: florists, gift, antique or second-hand stores, books and newspapers, sporting good, jewelry, optical goods, and other retail stores which conform to the purpose and intent of the NB District.

- C. Personal Services, involving the care of the person and his/her personal effects, consisting of consumer services generally involving the care and maintenance of tangible personal

property, except for motor vehicles. Examples include:

1. Restaurants, but not including restaurants with drive-through facilities.
2. Banks, saving and loans and credit agencies, but not including establishments with drive-through facilities.
3. Barber and beauty shops, having no more than three work stations.
4. Laundromats and/or dry-cleaning facilities.
5. Funeral services.
6. Human medical and/or dental clinics.
7. Radio, television or small appliance repair.
8. Commercial photography.
9. On-premises duplication services.

D. Nursery schools and day care facilities.

E. Churches and/or places of public worship, provided such establishments have a seating capacity in the main sanctuary

of not

more than 1,000 persons.

Section 19.03 Conditional Uses

A. Veterinary offices, not including outside boarding of animals.

Section 19.04 Development Standards

A. Development Plan

A Development Plan shall be submitted by the applicant to the Planning and Zoning Commission at the time of the proposed rezoning of property into the NB District, or for any new proposed use within the NB District. Such Development Plan shall show the layout of the site, including proposed structures, driveways, parking areas, vehicular circulation pattern, signage, and the methods proposed to address the proximity of the proposed use to any proximate residential property.

B. Lot Area

No minimum lot area is required; however, lot area shall be adequate to provide the required parking and yard areas.

C. Lot Width

No Minimum lot width is required; however all lots shall abut

an improved public street designated on the City Thoroughfare Plan as having not less than collector status. All lots shall have adequate width to provide for required parking and yard area.

D. Front Yard Setback

The minimum front yard setback shall be the average of the existing adjacent commercial structures on the same side of the street and facing thereon within the same block. Where there are no adjacent commercial structures, the front yard setback shall not be less than thirty (30) feet measured from the street right-of-way.

E. Side Yards

1. When abutting a non-residential zoning district: Fifteen (15) feet for structures, ten (10) feet for paved areas.
2. When abutting a residential zoning district: Thirty (30) feet for structures, fifteen (15) feet for paved areas.

F. Rear Yards

Twenty (20) feet, unless adjacent to any district where residences are a permitted use, wherein the rear yard shall be no less than forty (40) feet.

G. Additional Yard and Pedestrian Areas

Where new development in the NB District is located adjacent to a district where residences are a permitted use, the Planning and Zoning Commission may require that at least five percent (5%) of the lot area, exclusive of parking areas and public rights-of-way, shall be devoted to landscaped yards or pedestrian space.

H. Maximum Building Size

Individual uses within NB District shall have usable floor area of not more than 4,000 square feet, even if such uses occupy more than one building. Any single building containing multiple uses within the NB District shall have a usable floor area of not more than 12,000 square feet.

I. Lighting

Lighting fixtures within the NB District shall be so arranged, shielded and directed so as to not shine directly on any adjacent residential property.

J. Parking and Loading

Parking and loading requirements shall be as specified in Article XXXIV of this

K. Landscaping

The landscaping of all parking and service areas is encouraged in the NB District. If side or rear yards are located adjacent to any areas where single-family or two-family residences are permitted uses, landscaping and screening shall be required in those yards to meet the requirements of Article XXXIII of this Ordinance.

L. Trash and Garbage Control

All trash and garbage shall be stored in container systems which are located and enclosed so as to effectively screen them from view. The disposal of trash and maintenance of the area shall be the responsibility of the owner of the property.

M. Outside Vending Machines

Freestanding vending machines located outside the primary or accessory structures shall not be permitted in the NB District.

N. Accessory Structures

Accessory structures of up to 320 square feet in size must maintain a minimum of ten (10) feet side and rear yard setbacks and ten (10) feet separation between buildings. Buildings larger than 320 square feet must follow the setbacks established above.

Revisions: Ord 02-91, effective 09/06/02; Ord 05-53, effective 06/03/05