



**NB - NEIGHBORHOOD BUSINESS DISTRICT-NON-RESIDENTIAL**

The NB, neighborhood business district is primarily intended to accommodate very low intensity office, retail and personal service uses within residential areas. The district is established to provide convenient locations for businesses which serve the needs of surrounding residents without disrupting the character of the neighborhood. It is not intended to accommodate retail uses which primarily attract passing motorists. Compatibility with nearby residences is reflected in design standards for both site layout and buildings.

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**Non-Residential:**

Minimum Lot Size: a	9,000 square feet b
Minimum Lot Width:	60 feet
Minimum Street Frontage:	60 feet
Minimum Street Setback: c	20/45 feet Local, Subcollector, Collector 30/65 feet Minor Thoroughfare 35/80 feet Major Thoroughfare
Minimum Interior Setback:	0/5 feet Adjacent to Non-Residential d 20 feet Adjacent to Residential
Maximum Building Height:	50 feet h

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a – Lots of record having less than minimum required area may be developed pursuant to Section 3-14.1 (Nonconforming Lots of Record).

b – Maximum district size of three (3) acres (excluding any street right-of-way).

c - Setback from right-of-way or property line/setback from street centerline, whichever is greater.

d- Zero setback if no setback is provided. If setback is provided it must be a minimum of five (5) feet.

e – A through lot has two (2) street setbacks but no rear setback.

f – Increase all setbacks by one (1) foot for every one (1) foot in height between fifty (50) and eighty (80) feet. No additional setback is required for buildings above 80 feet in height.

g - Smaller lots are permitted for residential uses (refer to Table 4-4-3).

h - No more than three (3) full or partial stories entirely above grade.

i – Development perimeter only.

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**Additional Requirements:**

- a. No more than 3,000 square feet of gross floor area per use shall be permitted on a lot.
- b. Outside storage is prohibited.
- c. Hours of operation shall be restricted to between 6:00 AM to midnight.
- d. Drive-through sales and services are not permitted.
- e. Exterior lighting is limited to indirect illumination and safety lighting. All exterior lighting shall be hooded or shielded so that the light source is not directly visible from adjacent streets or properties. No exterior lighting shall be located higher than 15 feet above ground or pavement.
- f. All off-street parking shall be located to the rear of the building.
- g. Buildings must be reflective of the architectural styles, exterior material, and colors of nearby residences.
- h. A maximum of two (2) dwellings units are permitted above each business.