

4.4 NEIGHBORHOOD BUSINESS DISTRICT (NB)

4.4.1 Purpose. The purpose of the NB District is to provide areas for neighborhood service centers, increase convenience to neighborhood residents and promote other forms of multi-modal transportation and circulation. The uses in the NB district shall be limited commercial uses that will be clearly subordinate to, and support the residential nature of the area.

4.4.2 Permitted Uses. Permitted uses for the NB District are limited to the following:

- a. Dwelling Units within Mixed Use Buildings.
- b. Day Care Businesses.
- c. Personal Service establishments.
- d. Home Occupations.

4.4.3 Conditional Uses. Conditional uses for the NB District are limited to the following:

- a. Mercantile (wholesale and retail).
- b. Churches.
- c. Professional Offices, excluding veterinarians.
- d. Semi-Public uses.
- e. Restaurants which may or may not include the sale of alcoholic beverages.
- f. Catering Services.
- g. Laundromats and dry cleaners.
- h. Temporary Structures
- i. PWSFs or WCF's, attached to street poles or mounted on existing buildings or structures, upon the issuance of a Wireless Permit in accordance with the provisions of Article VIII A of this Ordinance. (Freestanding and lattice towers are prohibited.)
- j. Freestanding Solar Panels, subject to the maximum building height for the applicable district.

(Ord. 1042, §22, 2009)

4.4.4 Accessory Uses.

- a. Garages and Storage buildings.
- b. One Accessory Dwelling Unit on lots of 7,000 square feet or larger, accessory to a non-residential Principal Building.
- c. Roof-mounted Solar Panels, subject to the maximum building height for the applicable district.

(Ord. 1042, §23, 2009)

- 4.4.5 Bulk Requirements. For other supplementary location and bulk regulations, see Article VII.
- a. Minimum Lot size - six thousand (6,000) square feet except as follows:
 - 1. Townhouse sub-lots shall have an aggregate density of no more than fifteen lots per acre. (Fifteen lots per acre.)
 - b. Mixed Use Residential Density - One (1) dwelling unit for each one-fifteenth (1/15) of an acre. (Fifteen units per acre.)
 - c. Minimum Lot Width - fifty (50) feet except as follows:
 - 1. Townhouse sub-lots shall conform to the standards established in the IFC.
 - d. Maximum Building Height - thirty (30) feet.
 - e. Minimum Front Yard Setback - ten (10) feet.
 - f. Minimum Side and Rear Yard Setback - ten (10) feet except as follows:
 - 1. Townhouse Units shall be allowed zero setbacks from the lot lines created by a Townhouse Sub-Lot; and
 - 2. The separation of the buildings containing Townhouse Units in a Townhouse Development parcel shall be not less than six (6) feet as measured between any wall or any projection of a building, including but not limited to eaves, cornices, canopies or other similar roof overhang features, pergolas, chimney chases, bay windows, decks, steps, wainscot, and utility meters; or the minimum distance required by the IBC and IFC, whichever is greater.
 - g. No parking shall be allowed in any setback adjacent to a public street.
 - h. The NB District shall not be applied to any property larger than 3 acres in size.
 - i. The NB District shall not be applied to any property within 3,000 feet of the Central Business District.