

Chapter 10 Neighborhood Business District "NB" Regulations

10.01 **Purpose:** The purpose of the Neighborhood Business District (NB) is to promote the development of business establishments near residential districts.

10.02 **Permitted Uses:**

- A. Any non-residential use permitted in the "R-1" & "R-2" and "R-3" districts.
- B. Any local retail business or service establishment, including grocery, fruit or vegetable store, meat market, drug store, shoe repair shop, hardware store, barber and beauty shop, clothes cleaning and laundry pickup station, shoe store, furniture store, camera store, mortician, business or professional office and the like, supplying commodities or performing services primarily for the residents of the neighborhood.
- C. Restaurants and restaurants with drive-in and drive-through facilities. Restaurants that provide dancing or entertainment; music, speakers, or intercoms shall be permitted only for the occupants of the building and shall not create a nuisance or disturb the peace. All buildings providing dancing or entertainment, music, speakers, or intercoms shall be one hundred (100) feet from any Residence District.
- D. Automobile service stations for minor repair and general repair, and storage garages, provided that all vehicles, parts or junk autos are kept inside a building, or screened from view of persons on contiguous property or persons using public right-of-ways.
- E. Warehouse, farm implement and motor vehicle sales, animal hospital, veterinary hospital or clinic, laundries, plumbing and heating, printing shop, lumber yard and building materials" paint shop, carpenter shop, sheet metal, wholesale business and bakery. All machinery shall be enclosed within a building. Commercial and veterinary kennels must be constructed so that all animals are kept inside buildings with outside walls and roof equivalent in sound reduction to an eight (8) inch concrete block wall.
- F. Hotels and motels, theaters and drive-in movie theaters. For a drive-in theater the screen shall be so located as to not be visible from the road or street, and shall be set back at a distance of not less than two hundred feet from the established right-of-way of any highway and a distance of at least two hundred (200) feet from the property line and loudspeakers shall be permitted only for the occupants of the theater, and if they do not create a nuisance or disturb the peace.
- G. Commercial baseball fields, pool halls, swimming pools, skating rinks, golf driving ranges, bowling alleys or similar recreational uses and facilities. Buildings, pools and any other enclosures shall be one hundred (100) feet from any Residence District.
- H. Any other business use which is of a general character of the classes of business permitted above, as determined by the Zoning Inspector.
- I. Advertising signs subject to provisions of Chapter 21.
- J. A residential unit shall be permitted, provided it is in the same building with the business.

10.03 **Height:** See Chapter 19, Schedule of Regulations.

10.04 **Yards:** See Chapter 19, Schedule of Regulations.

10.05 **Lot Size:** See Chapter 19, Schedule of Regulations.