

**ARTICLE 11**

**B-3 NEIGHBORHOOD BUSINESS DISTRICT:**

11.01

**INTENT:**

The purpose of this district is to provide an integrated collection of structures and uses designed to supply a majority of the daily needs of those living in the immediate vicinity. Ideally, these districts should be spaced no less than one (1) mile apart.

11.02

**PERMITTED PRINCIPAL USES:**

(1) Those uses permitted in all residential districts.

(2) Auto service station, for only the sale of gas, lubricants, coolants and accessories and the performance of incidental services such as tire installation and automobile washing, cleaning and polishing, but not major overhaul, bumping or painting.

(3) Automobile sales and service (new or used).

(4) Bakery in which the manufacture is limited to goods retailed only.

(5) Barber and beauty shops.

(6) Book and stationary store.

(7) Bowling Alley.

(8) Candy, confectionery store in which the manufacture is limited to goods retailed only.

(9) Carry-outs.

(10) Clothing Stores.

(11) Dairy Bar, Soft Ice Cream.

(12) Department Stores.

(13) Drug Store.

(14) Dry cleaning, laundry pickup service and coin operated washing and dry cleaning facilities.

(15) Dry goods and notions stores.

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- (16) Eating and drinking-restaurants or other places serving food and/or beverages.
- (17) Banks, Finance and Loan Agencies.
- (18) Floral shop, fruit, nursery stock and produce sales.
- (19) Food Market.
- (20) Furniture and appliances, including rugs, floor coverings, drapery sewing machine shops, used furniture, office equipment, supplies and similar uses.
- (21) Gift Shop.
- (22) Hardware Store.
- (23) Household appliance repair.
- (24) Jewelry Store.
- (25) Photographic Studio.
- (26) Physicians, dentists offices and private clinics.
- (27) Plumbing and heating shops.
- (28) Radio, TV and music store.
- (29) Shoe Store.
- (30) Shoe shine and shoe repair shop.
- (31) Tailors and dress makers shop.
- (32) Uses similar to the above uses.

11.03

**ACCESSORY USES:**

Uses customarily accessory to the above uses.

11.04

**YARD REQUIREMENTS:**

In a neighborhood business district, the following minimum yard areas shall be provided:

- (1) Front yards: No front yard shall be required

except :

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When the frontage on one side of a block is divided between a neighborhood business district and a residential district, or is across the street from any residential district, or is across street from any residential district, the front yard requirement of the residential district shall apply to the area in the neighborhood business district.

(2) Side Yards: Side yards shall not be required excepting:

(a) A yard not less than 10 feet in width shall be provided where a side lot line of a neighborhood business district abuts a residential district.

(b) In all other cases, no side yards shall be required for a business, but if such a yard is voluntarily provided, it shall be not less than six (6) feet in width.

(3) Rear Yards: Rear yards shall not be required excepting where a rear lot line of a neighborhood business district abuts a residential district. In such instances, there shall be a rear yard of twenty-five(25) feet for a one (1) or two (2) story building. Such yards may be measured from the centerline of an intervening alley. An additional one (1) foot of rear yard shall be provided for each two (2) feet of height over twenty-five (25) feet.

A wall or decorative fence at least five feet six inches (5'6") high shall be placed along the boundary line of a rear yard abutting a residential district.

11.05

**BUILDING HEIGHT REGULATIONS:**

Maximum permitted height for buildings in this district shall be thirty-five (35) feet in height.

11.06

**ACCESSORY PARKING:**

In a neighborhood business district parking shall be provided as required in Section 18.16 of this Ordinance.

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11.07            **OFF-STREET LOADING:**

Spaces shall be provided as required in Section 18.15.

11.08            **SIGNS:**

See Section 18.20 for size and location of permitted signs.

11.09            **SCREENING:**

See Section 18.17 for screening regulations for uses adjoining residential districts.

11.10            **CONDITIONAL USES:**

Conditional uses are as follows:

The following use is permitted pursuant to Article #20, Section 20.14, Procedures and Requirements for Approval of Conditional Use Permits and subject to compliance with applicable standards and conditions set forth in Article #18, Section 18.30 and to all other applicable requirements of the ordinances of this City:

Adult entertainment facilities, as defined in Article #18, Section 18.30.