

CHAPTER 1155

B-3 NEIGHBORHOOD BUSINESS DISTRICT

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CROSS REFERENCES

District established—see P. & Z. Chap.1139

General provisions —see P. & Z. Chap 1167

1151.01 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. Size will vary from about two to four acres and contain five to ten uses. Ideally, these districts should be spaced no less than three-fourths mile apart.

1155.02 PERMITTED PRINCIPAL USES:

The following are permitted principal uses in B-3 Districts:

- (a) Auto service stations, for only the sale of gas, lubricants, coolants and accessories, and the performance of incidental service such as tire installation and automobile washing, cleaning and polishing, but not major overhaul, bumping or painting.
- (b) Bakeries in which the manufacture is limited to goods retailed only
- (c) Barber and beauty shops
- (d) Book and stationary stores
- (e) Candy and confectionery stores in which the manufacture is limited to goods retailed only
- (f) Clothing stores
- (g) Church and parish houses
- (h) Dairy bars, soft ice cream
- (i) Drug stores
- (j) Dry cleaning, laundry pick-up service and coin-operated washing and dry cleaning facilities providing the cleaning fluid used has a nonflammable base
- (k) Dry goods and notions stores
- (l) Restaurants or other places serving food and/or beverages
- (m) Floral shops, fruit, nursery stock and produce sales
- (n) Food markets
- (o) Finance and loan agencies
- (p) Gift shops
- (q) Hardware stores
- (r) Jewelry stores
- (s) Photographic studios
- (t) Physicians' and dentists' offices and private clinics
- (u) Radio, television and music stores
- (v) Shoe stores
- (w) Shoe shine and shoe repair shops

- (x) Tailors' and dress maker's shops
- (y) Uses similar to the above uses

1155.03 ACCESSORY USES:

Accessory uses in B-e Districts are those uses customarily accessory to the permitted principal uses in Section 1155.02

1155.04 YARD REQUIREMENTS

In a Neighborhood Business District the following minimum yard areas shall be provided.

- (a) Front Yards. Front yards shall not be less than thirty-five feet in depth
- (b) Side Yards Side yards shall no be required excepting.
 - (1) A yard not less than six feet in width shall be provided where a side lot line of a B-3 Neighborhood Business District abuts a residential district.
 - (2) A side yard of not less than twenty feet in width on each side shall be provided in the case of a clinic, hospital, sanitarium or convalescent home
 - (3) In all other cases no side yard shall be required for a business, but if such a yard is voluntarily provided, it shall be not less than six feet in width.
- (c) 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 instance, there shall be a rear yard of twenty-five feet for a one or two-story building; such yard may be measured from the center line of an intervening alley. An additional one foot of rear yard shall be provided for each two feet of height over twenty-five feet.
A wall or decorative fence at least five feet six inches high shall be placed along the boundary line of a rear yard abutting a residential district.

1155.05 BUILDING HEIGHT REGULATIONS

The maximum permitted height for buildings in a B-3 District shall be thirty-five feet.

1155.06 ACCESSORY PARKING

In a B-3 Neighborhood Business, District, parking shall be provided as required in Section 1167.16

1155.07 OFF-STREET LOADING

Off-street loading spaces in B-3 Districts shall be provided as required in Section 1167.15

1155.08 SIGNS

For size and location of permitted signs in B-3 Districts, see Section 1167.20

1155.09 SCREENING

For screening regulations for uses adjoining residential districts, see Section 1167.17

- (1) Churches
- (2) Municipal offices
- (3) Libraries
- (4) Fraternal organizations
- (5) Parking garages.

(c) Other uses, which, in the opinion of the Planning Board, are similar to the above uses indicates as being permitted. The Planning Board may also consider essentially custom manufacturing activities, which in their opinion shall have the following characteristics:

- (1) Benefit from a central location and are appropriate in the B-4 Central Business District
- (2) Do not create any significant objectionable influences
- (3) Involve products characterized by a high ratio of value to bulk, so that truck traffic is kept to a minimum

(c) Off-street parking facilities, according to the provisions of Section 1167.16.

1157.03

ACCESSORY USES

(Amended by Ord. 94-16)

Accessory structures and uses in B-4 Districts are those customarily incidental to the permitted principal uses in Section 1157.02, and include use of upper floors as residential apartments provided that the total floor area of each such apartment unit is not less than six hundred (600) square feet and provided that not less than one and one-half off street parking spaces are provided per unit.

1157.04

YARD REQUIREMENTS

In a B-4 Central Business District the following yard areas shall be provided:

- (a) Front Yards. No front yard shall be required except where the frontage on one side of a block is divided between a B-4 Central Business District and a residential district, the front yard requirement of the residential district shall apply to the area in the B-4 Central Business District
- (b) Side Yards. Side yards shall not be required excepting a yard not less than six feet in width shall be required where a side lot line of a B-4 Central business District abuts a residential district. An additional foot of yard space shall be added for each additional two feet of building height above twenty-five feet.
- (c) Rear Yards. Rear yards shall not be required excepting: where a rear lot line of a B-4 Central Business District abuts a residential district, there shall be a rear yard of twenty-five feet for one or two-story buildings, an additional one foot of rear yard shall be provided for each two feet of building height over twenty-five feet, such yard may be measured from the center line of an intervening alley. Where

there is no alley, a wall or decorative fence at least five feet six inches high shall be placed along the boundary line of a rear yard abutting a residential district.

1157.05 BUILDING HEIGHT REGULATIONS

There shall be no specific height limitation on a B-4 District, provided, however, that prior to the issuance of a building permit for any structure which is planned to exceed thirty-five feet in height, the Planning Board shall make a finding that any such excessive height will not be detrimental to the public safety or to the light, air or privacy of any other structure or use currently existing or approved for construction

1157.06 ACCESSORY PARKING

Parking space as an accessory use shall not be required in the B-4 Central Business District except as noted in Section 1167.16

1157.07 OFF-STREET LOADING

Off-street loading space in B-4 Districts shall be provided in accordance with the provisions of Section 1167.15

1157.08 SIGNS

For size and location of permitted signs in B-4 Districts, see Section 1167.20

1157.09 SCREENING

For screening regulations for uses adjoining residential districts see Section 1167.17