

CHAPTER 10: NB – NEIGHBORHOOD BUSINESS DISTRICT

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) **Residential Uses:** Any non-residential use permitted in the "R-1" & "R-2" and "R-3" districts No non-residential use may be located on the same floor as used for residential purposes. Where non-residential uses and residential living space is provided in the same building the residential use shall be provided a separate pedestrian entranceway.

- (B) **Retail Establishments:** Any 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) **Entertainment Facilities:**
 - (1) Bar, restaurant, cocktail lounges, night clubs billiard parlors, pool hall, bowling alleys, dance halls, and roller skating rinks provided they are within a completely enclosed building. Restaurants and restaurants are permitted to have 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 at least fifty (50) feet from any Residential District.

 - (2) 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.

- (D) **Automobile:** Also see Chapter 24, Other Use Specific Regulations
 - (1) Repair: Automobile and truck service stations for minor and general repair services. Buildings shall not be closer than fifty (50) feet from any "R" district.

VILLAGE OF MAINEVILLE ZONING ORDINANCE

- (2) Sales: Automobile sales lots shall not be closer than fifty (50) feet from any "R" district.
- (3) Gas Stations and Convenience Stores: Buildings shall not be closer than fifty (50) feet from any "R" district.
- (4) Storage: Facilities for the storage of vehicles, parts or junk autos are to be kept inside a building, or screened from view of persons on contiguous property or persons using public right-of-ways. Buildings shall not be closer than fifty (50) feet from any "R" district.

(E) Services: 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) Lodging:

- (1) Hotel and Motels
- (2) Bed and Breakfast: See Chapter 24, Other Use Specific Regulations

(G) Commercial facilities: 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 Residential District.

(H) Other: Any other business use which is of a general character of the classes of business permitted above, as determined by the Zoning Inspector.

10.03 Signs

See Chapter 21, Signs.

10.04 Height

See Chapter 19, Schedule of Regulations.

10.05 Yards

See Chapter 19, Schedule of Regulations.

10.06 Lot Size

See Chapter 19, Schedule of Regulations.

10.07 Lighting Requirements

See Chapter 28, Lighting Requirements.