

**§ 500-18. NB Neighborhood Business District.**

- A. Purpose. The purpose of this district is to provide areas or centers for convenient shopping to serve residential neighborhoods. These districts shall be encouraged to locate in small groups or clusters and to be generally distributed throughout the Town in proportion to the population and shall be limited both in size and proximity to one another.
- B. Permitted uses. The following uses and their accessory uses are permitted outright:
- (1) Any permitted use in the RB District.
  - (2) Convenience stores, convenience stores with petroleum, excluding stores which exceed 2,500 square feet.
  - (3) Barbershops and/or beauty shops.
  - (4) Clothes-cleaning pickup agency, including self-service cleaning establishments.
  - (5) Schools for karate, dance, music, exercise, or vocational training.
  - (6) Dog grooming establishments, excluding boarding facilities or kennels.
  - (7) Bakeries, excluding bakeries where the preparation area exceeds 2,500 square feet.
  - (8) Butcher shops, excluding butcher shops where the preparation area exceeds 2,500 square feet.
  - (9) Pizzerias.
  - (10) Delicatessens.
  - (11) Gift shops, excluding gift shops which exceed 2,500 square feet.
  - (12) Coffee shops.
  - (13) Ice cream parlors.
  - (14) Neighborhood pharmacies, excluding neighborhood pharmacies which exceed 2,500 square feet.
- C. Special permit uses. The following uses and their accessory uses are permitted when authorized in accordance with Article IV:
- (1) Any specially permitted use in the RB District.
  - (2) Residential units not on the ground floor of a building.
  - (3) Conversion of an existing dwelling unit to a permitted use.
  - (4) Public and private utility buildings, structures and uses, but not including construction storage or repair yards, warehouses, power plants and similar

uses.

- (5) Funeral homes and mortuaries.
- (6) Uses of a similar character but not specifically listed in this subsection or Subsection B must apply to the Planning Board for a special use permit.
- (7) Private animal kennels, provided that no structure or area used for such purposes, including pens and exercise yards, shall be located within 200 feet of any residential property line.
- (8) Hardware stores, excluding sales of lumber.

D. Dimensional requirements.

- (1) Lot area: no requirements.
- (2) Lot width: no requirements.
- (3) Lot depth: minimum of 250 feet.
- (4) Front yard: minimum of 60 feet, except for those lots fronting along the affected major highways listed in § 500-59D of this chapter for which the setback shall be 75 feet.
- (5) Side yard: no requirements, except when prescribed by the Planning Board pursuant to Article V. When abutting an R-1 or RM District or another street, the side yard shall be a minimum of 40 feet, at least 30 feet of which shall be a fully landscaped buffer along the full length of the side yard. This buffer area shall be densely planted and perpetually maintained with live trees and shrubs at least six feet in height and shall have such other grading and landscaping as necessary to visually and audibly screen the commercial activity from the adjacent property. The height of any berms or raised beds shall not be included in said six-foot height. While fences and/or walls may be provided in addition to said landscaping, they shall not be substituted therefor. The treatment of the buffer area shall not appear to be unnatural or rigid, such as bunker-like straight ridges or walls, and shall be approved by the Planning Board during its review of the site plan.
- (6) Rear yard: no requirements, except when prescribed by the Planning Board under Article V. When abutting an R-1 or RM District or another street, the rear yard shall be a minimum of 40 feet, at least 30 feet of which shall be a fully landscaped buffer along the full length of the side yard. This buffer area shall be densely planted and perpetually maintained with live trees and shrubs at least six feet in height and shall have such other grading and landscaping as necessary to visually and audibly screen the commercial activity from the adjacent property. The height of any berms or raised beds shall not be included in said six-foot height. While fences and/or walls may be provided in addition to said landscaping, they shall not be substituted therefor. The treatment of the buffer area shall not appear to be unnatural or rigid, such as bunker-like

straight ridges or walls, and shall be approved by the Planning Board during its review of the site plan.

- (7) Maximum lot coverage by buildings and structures shall be 30% of the total lot area.
- (8) The maximum building height shall be 35 feet.
- E. Off-street parking. Off-street parking shall be provided as required in Article VI, § 500-43.
- F. Signs. Signs are permitted as set forth in Article VI, §§ 500-44 through 500-53.
- G. Fences, walls, hedges and screen planting. Fences, walls, hedges and screen planting are permitted as set forth in Article VI, § 500-54.
- H. Outside storage and or sales are prohibited.
- I. All permitted changes of use in the NB District shall require a building permit, issued by the Building Department.