

Section 80.6 Neighborhood Business District. The N-B Neighborhood Business District is intended for the use of those businesses and other uses which are properly located near residential areas and which cater to the everyday needs of a limited residential area.

(A) The following uses are permitted:

- (1) Automobile parking lots and structures.
- (2) Automobile washing establishments.
- (3) Banks and other financial institutions.
- (4) Barbershops and beauty shops.
- (5) Boarding houses and tourist homes.
- (6) Bus stations.
- (7) Business colleges, barber and beauty colleges, art schools, music and dance studios and similar uses.
- (8) Dairy bars and ice cream manufacturing for retail sales on the premises only.
- (9) Dry cleaning or laundry pickup stations.
- (10) Drug stores, with or without fountains.
- (11) Dry goods stores.
- (12) Electrical and electronic products.
- (13) Electric repair shops.
- (14) Florists and gift shops.
- (15) Furniture and household appliance stores.
- (16) Grocery, food, produce, fruit, and meat stores.
- (17) Hardware stores.
- (18) Jewelry repair shops and opticians.
- (19) Laundromats and similar automatic laundries.
- (20) Libraries, museums, and art galleries.
- (21) Locksmiths and gunsmiths.
- (22) Medical and dental clinics and laboratories.
- (23) Newspaper offices.
- (24) Offices, business, professional and public.
- (25) Office supplies and equipment, sales and services.
- (26) Photographic studios and camera supply stores.
- (27) Radio and TV repair shops.
- (28) Railroad stations.
- (29) Restaurants.
- (30) Retail establishments such as department, clothing, fabric, variety, floor covering, paint, antiques, art goods, gift, music, toy, sporting goods, book and stationery, magazine, candy tobacco, pet and hobby and craft stores, but not excluding similar retail outlets.
- (31) Service stations, provided that all gasoline pumps and other stationary equipment shall be located at least twelve (12) feet from any property line, provided further that on all sides where such stations abut

residential districts, a six (6) foot high visual barrier and suitable landscaping shall be provided.

- (32) Shoe repair and shine shops.
- (33) Tailor and dressmaking shops.
- (34) Telephone and telegraphic offices.

- Signs: (a) Wall Signs: Wall signs placed against the exterior walls of buildings shall not exceed more than six (6) inches outside of a building's wall surface, and shall not exceed 100 square feet in area for any one premises, and shall not exceed 20 feet in height above the natural ground line)
- (b) Ground Signs: Ground signs not exceeding one per lot shall not exceed 20 feet in height above the natural ground line, shall meet all yard and height requirements for this district and shall not exceed 60 square feet on one side, nor 120 square feet on all sides for any one premises.
  - (c) Roof Signs: Roof Signs shall not be permitted
  - (d) Window Signs: Window signs shall be places on the inside of commercial buildings and shall not exceed 25% of the glass area of the pane upon which the sign is displayed.
  - (e) Illumination: No flashing or intermittent illumination shall be used on any advertising sign or structure. Only one illuminated sign per business per building is permitted.
  - (f) Billboards: Billboards and other off-site signs shall not be permitted.
  - (g) Portable Signs: Portable signs shall not be permitted.
- (B) Conditional Uses: The following uses are permitted when authorized by the Connelly Springs Board of Adjustment after said Board holds a public hearing.
- (1) Retail establishments not otherwise named herein which come within the spirit or intent of this Ordinance.
- (C) Dimensional requirements. Within the N-B District as shown on the zoning map, the following dimensional requirements shall be complied with:
- (1) The minimum lot size shall be 8,000 square feet per unit. However, if the site is located in the WS-IV Protected Area Watershed Protection District and the development activity requires an Erosion and Sedimentation Control Plan, the maximum permissible impervious surface coverage shall not exceed 36% of the total lot area, or 24% of the total lot area if the lot abuts a curb and

gutter street system.

- (2) Minimum required lot width: 100 ft.
- (3) Minimum front yard setback: 40 ft.
- (4) Minimum side yard setback: 15 ft.
- (5) Setback when abutting a street: 20 ft
- (6) Minimum rear yard setback: 30 ft.
- (7) Height regulations for buildings and structures in the N-B District hereafter erected or structurally altered to exceed thirty-five (35) feet in height shall be set back from the lot line on the ratio of one foot for each two feet rise above said 35 feet.
- (8) Location of Accessory Buildings: No accessory building shall be erected in any required front or side yard within twenty (20) feet of any street line or within ten (10) feet of a lot line not a street, and provided that in case of a corner lot with reversed frontage, no accessory building shall extend beyond the front yard line of the lots in the rear. Neither shall an accessory building be located closer than (10) feet to the principal structure.
- (9) Off-street parking shall be provided as required in Article XI, Section 110 of this Ordinance.

ARTICLE XI

OFF-STREET PARKING AND LOADING

Section 110. Off-Street Parking Requirements.

There shall be provided at the time of the erection of any building, or at the time any principal building is enlarged or increased in capacity by adding dwelling units, guest rooms, seats, or floor area; or before conversion from one type of use or occupancy to another, permanent off-street paved parking spaces in the amount specified by this section. Such parking spaces may be provided in a parking garage or properly graded open space.

110.1 Certification of Minimum Parking Requirements.

Each application for a zoning permit submitted to the zoning enforcement officer as provided for in this Ordinance shall include information as to the means of entrance and exit to such space. This information shall be in sufficient detail to enable the zoning enforcement officer to determine whether or not the requirements of this section are met.

110.2 Minimum Off-Street Parking Requirements.

The following off-street parking spaces shall be required:

<u>Residential and Related Uses</u>	<u>Required Off-Street Parking</u>
Any residential use consisting of one or more dwelling units	Two parking spaces for each dwelling unit
Manufactured and modular homes	Two spaces for each modular or manufactured home
Rooming and boarding houses	One space for each two guest rooms, plus two additional spaces for the owner or manager
Customary home occupations	In addition to residential as defined in Section 60.25 requirements, one parking space per 100 square feet devoted to the home occupation
<u>Institutional, Public and Semipublic Uses</u>	
Churches and funeral homes	One space for every four seats in the main chapel
Elementary schools, private	One space for each employee,

schools and day care	plus one additional space for visitors
Hospitals	One space for each four patient beds plus one space for every four staff and one space for each hospital vehicle
Libraries	One space for every four seats provided for patron use
Medical offices and clinics	Four spaces for each doctor practicing at the clinic, plus one space for each employee
Places of public assembly, including private clubs and lodges, auditoriums, dance halls, pool halls, theaters, stadiums, gymnasiums, amusement parks, community centers and all similar places of public assembly	One space for each four fixed seats provided for patron use, plus one space for each 100 square feet of floor or ground area used for amusement or assembly not including fixed seats
Sanitariums, rest and convalescent homes, homes for the aged, and similar institutions.	One space for each six patient beds, plus one space for each staff or visiting doctor plus one space for each four employees
Apartment complexes for the elderly	One space for each apartment unit
<u>Business Uses</u>	
Furniture Outlet Showrooms	One space for each 1,000 square feet of gross floor area
Hotels	One space for each two rooms plus one additional space for each five employees
Motels, tourist homes, inns, and tourist courts	One space for each accommodation plus four additional spaces for employees
Offices, business, professional, public, including banks	One space for each 200 square feet of gross floor area

Restaurants	One space for each three seating accommodations, plus one space for each two employees of shift of largest employment
Restaurants, Drive-In	Parking space equal to five times the floor space in the main building
Retail business and consumer service outlets	One space for each 200 square feet of gross floor area
Service stations and car washes	Two spaces for each gas pump plus three spaces for each grease rack or similar facility
Shopping Centers	One space for each 200 square feet of gross floor area

Wholesale and Industrial Uses

Wholesale and industrial operations	One space for each two employees at maximum employment on a single shift
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110.3 Off-Street Loading and Unloading Space. Every building or structure used for business, trade or industry hereafter erected shall provide space as indicated herein for the loading and unloading of vehicles off the street or public alley. Such space shall have access to an alley, or if there is no alley available, then to a street. For the purposes of this section, an off-street loading space shall have a minimum dimension of 12 feet by 40 feet and overhead clearance of 14 feet in height above the alley or street grade.

Retail Operations	One loading space for each 5,000 square feet of gross floor area or fraction thereof
Wholesale and industrial operations	One loading space for each 10,000 square feet of gross floor area or fraction thereof