5.10 NB: Neighborhood Business District

This district is established as a district in which the principal use of land is for commercial and service uses to serve the surrounding residential district.

Permitted Uses

Branch banks.

Barber and beauty shops.

Drug stores.

Professional Offices.

Grocery stores (convenience type).

Laundry facilities.

Accessory uses clearly incidental to a permitted use and which will not create a nuisance or hazard.

Conditional Uses

The following uses may be permitted as a conditional use by the Town Board subject to the provisions of Section 12:

Automobile service stations.

Craft and antique shops.

Day Care Centers.

Retail Florist Shops.

Dimensional Requirements

Within the NB District as show on the Zoning Map, all of the following dimensional requirements shall be complied with:

Minimum lot area: 20,000 square feet (without public water and sewer).

 10,000 square feet (with public water and/or sewer).

Minimum lot width: 50 feet.

Minimum required front yard: 20 feet, measured from the front property line.

Minimum required side yard: No side yard is required, except where a lot abuts a residentially zoned lot. In such an instance, the abutting side yard shall be at least 15 feet wide.

Minimum required rear yard: 20 feet measured from the rear property line.

Maximum permissible lot coverage: The total ground area covered by the principal building and all accessory buildings shall not exceed thirty-five (35) percent of the total lot area.

Building Height Limits: 35 feet.

Location of Accessory Buildings

No accessory building shall be erected in any required front or side yard or within ten (10) feet of any lot line.

Corner Visibility

On a corner lot within the triangular area formed by the inside curb lines or the edge of the pavement lines of the intersecting streets and a line adjoining points on such lines at a distance of forty (40) feet from their intersection, there shall be no obstruction to vision between a height of two (2) feet and a height of ten (10) feet above the average center line grade of each street.

Buffers

Buffer strips shall be required where any permitted use in this district abuts land zoned residential. The buffer strip shall be of continuous evergreen composition and grow to a height of six (6) feet within a three (3) year time period.

The buffering requirements may be waived by the Board of Adjustment upon recommendation of the Planning Board along any boundary which is naturally screened by evergreen plant materials or topography, or may be deferred in isolated areas.

Signs

See Section 7.

Off-Street Parking

See Section 8.