

Chapter 225. Zoning

Article V. District Regulations

§ 225-35. NB Neighborhood Commercial District.

[Amended 12-8-1982 by Ord. No. 71-1982; 2-24-1993 by Ord. No. 9-1993; 3-14-2001 by Ord. No. 8-2001; 6-12-2002 by Ord. No. 35-2002]

A. Permitted principal uses shall be:

- (1) Restaurants, including drive-in and quick-food restaurants.
[Amended 12-21-2011 by Ord. No. 39-2011]
- (2) Professional or business offices; banks.
- (3) Private or public schools, clubs and eleemosynary uses.
- (4) Food markets and supermarkets, delicatessens, bakeries; liquor stores.
[Amended 12-21-2011 by Ord. No. 39-2011]
- (5) Personal service establishments limited to shoe shops, laundries, barbershops, beauty parlors, hardware shops and drugstores.
- (6) Business services limited to shops of plumbers, carpenters, electricians, painters or similar tradesmen, provided that in these permitted stores or shops, no merchandise shall be carried other than that intended to be sold at retail on the premises, and provided that only electric motor power is used for operating any machine used incidental to any permitted use and that in no one store shall more than a five-horsepower motor be so employed.
- (7) Retail sales and retail services.
[Added 4-11-2012 by Ord. No. 8-2012^[1]
[1] Editor's Note: This ordinance also redesignated Subsection A(7) and (8) as Subsection A(8) and (9), respectively.
- (8) Personal wireless telecommunications facility not to exceed 120 feet in height.
[Added 5-14-2003 by Ord. No. 20-2003]
- (9) Commercial recreation facilities, including outdoor and indoor theatres, miniature golf and golf driving ranges, batting cages, bowling alleys, indoor soccer, skating rinks and others similar to those noted herein.
[Added 5-30-2007 by Ord. No. 28-2007]

B. Permitted accessory uses shall be:

- (1) Uses and buildings customary and incidental to the primary use or building.
- (2) Private garages.
- (3) Personal wireless telecommunications equipment facility not to exceed 15 feet in height.
[Added 5-14-2003 by Ord. No. 20-2003]

- C. Area, yard and building requirements shall be as specified in § **225-7**.
- D. Permitted modifications and conditional uses:
- (1) Automotive repair and service uses subject to the following special requirements:
 - (a) No automotive repair or service shop shall store out of doors in a front or side yard any wrecked, damaged, disassembled (either in whole or in part) vehicles, boats or used automotive or marine parts or used supplies or materials thereof. Any such storage area located in a rear yard shall be screened so that no stored vehicle or article shall be visible from the front of the premises or the front of any adjacent premises. No materials whatsoever may be stored within the front yard setback for the NB Zone.
 - (b) No part of any building used as an automobile repair shop nor equipment incidental thereto shall be erected within 100 feet of any residential zone boundary line.
 - (c) All lifts and greasing equipment shall be located within an enclosed building.
 - (d) A landscaping buffer in accordance with §§ **94-8** and **94-22** shall be installed at a minimum width of 50 feet along the front and sides of the premises.
 - (2) Shopping centers subject to a minimum lot area requirements of three acres.
[Added 12-21-2011 by Ord. No. 39-2011]
 - (3) Gasoline filling stations; mixed retail sales and gasoline filling stations subject to additional standards set forth in § **225-71**.
[Added 4-11-2012 by Ord. No. 8-2012]
- E. Other requirements shall be:
- (1) (Reserved)
 - (2) Landscape and buffer requirements as specified in §§ **94-8** and **94-22** of the Township Code.
 - (3) Transition or buffer area requirement. A landscaping buffer strip of 15 feet in width shall be installed along any common property line of a lot in the NB Zone and residential zones, except that when the adjoining lot in the residential zone is used for nonresidential purposes, no buffer strip shall be required.