

**Section 5.21 BNH Heavy Neighborhood Business District**

**5.21.01 Intent.** This zone is a modification of the neighborhood business zone to include local service establishments having greater adverse effects upon surrounding residences.

**5.21.02 Permitted Uses:**

1. Retail and service stores and offices of the following small store types (not to exceed 15,000 sq. ft. floor area), provided all activities and display goods are carried on within an enclosed building except that green plants and shrubs may be displayed in the open and further provided that all waste material be kept within a sight obscuring enclosure:
  - A. Animal hospital.
  - B. Apparel store, tailor shops, dressmaker.
  - C. Art gallery.
  - D. Automotive (light) repair services.
  - E. Bakery, custom, selling all production at retail on the premises or as retail custom orders for delivery.
  - F. Bank, Savings and Loan Association.
  - G. Barber, beauty shops.
  - H. Book store.
  - I. Candy, ice cream store including manufacture, if all production is sold at retail on the premises or as retail custom orders for delivery.
  - J. Childcare center.
  - K. Convenient Store with limited fuel sales.
  - L. Dancing studios and schools including group instruction, not including those classified under sexually oriented business.
  - M. Dental clinic.
  - N. Drug or drug-variety store.
  - O. Drive-in uses for permitted businesses shall be allowed, provided that any such establishment shall provide adequate off-street storage space for all cars of patrons; that there be a sturdy, close woven or solid fence on all but the front side; that no music or loudspeaker system shall be installed that may be heard at neighboring residential properties and that no lighting shall shine on neighboring properties used for residential purposes.
  - P. Dry cleaning and laundry establishments using only non-flammable solvents and not over 1,200 square feet in floor area. The scale of such operations is intended to serve the local residents and capacity shall be limited to the service of walk-in trade and a two-delivery vehicle outside operation.
  - Q. Dry cleaning (self-service automatic) establishments of not more than 10 cleaning units.
  - R. Dry cleaning pick-up station with custom pressing and repair, but not including cleaning and laundering on the premises, unless self-service laundry or dry cleaning as permitted herein.
  - S. Dry goods store.
  - T. Florist shop.
  - U. Frame shop.
  - V. Furniture (specialty) shops.
  - W. Garden supply, commercial greenhouses, nursery stock sales yards.
  - X. Gasoline stations.
  - Y. General office uses. *(Ord. No. 3924, Nov. 26, 2018)*
  - Z. Gift and card shop.
  - AA. Grocery, supermarket.
  - BB. Hardware and appliance store and small tool rental when incidental to a hardware or other business.
  - CC. Hobby and craft store.
  - DD. Interior design firm.
  - EE. Jewelry store.
  - FF. Laundry (self-service automatic) of not more than 30 washing units.
  - GG. Meat market, retail, but no killing, eviscerating, skinning, plucking, or smoking of food products on the premises.
  - HH. Medical Clinics established to provide service to the inhabitants of the local neighborhood and limited to two practitioners in any one building.
  - II. Music store, music studio.
  - JJ. News and tobacco store.

- KK. Paint, wall per, drapery and floor covering store.
- LL. Photographer, artist, photo finishing, and camera store.
- MM. Real estate sales office.
- NN. Restaurant (Drive-in or fast food).
- OO. Restaurant (Entertainment).
- PP. Restaurant (Limited).
- QQ. Shoe repair shop.
- RR. Shoe store.
- SS. Television, radio, and small appliance repair.
- TT. Toy and sporting goods store.
- UU. Variety store.

*(Ord. No. 3716, April 22, 2013)*

2. Public utility main transmission lines including substations, distribution centers, regulator stations, pumping stations, treatment facilities, storage, equipment buildings, garages, towers, or similar public service uses.
3. Railroad through and spur tracks, but no sidings or other terminal type facilities and no service, repair or administrative facilities.

#### **5.21.03 Conditional Uses:**

1. Churches, synagogues, chapels, and similar places of religious worship and instruction when located in a business building or on the same lot as a business building.
2. Communication Towers meeting the requirements as set forth in Section 8.05.
3. Governmental services – Administrative Facilities.

#### **5.21.04 Permitted Accessory Uses:**

1. Accessory uses for commercial development shall include those normally appurtenant to such development, except as further specified herein.
2. Residential and small wind energy systems, subject to Section 8.10.

#### **5.21.05 Space Limits:**

1. Minimum lot area: 7,500 square feet.
2. Minimum width of lot: 50 feet.
3. Maximum height of building: 25 feet.
4. Minimum front yard: 25 feet.
5. Minimum rear yard: 20 feet.
6. Minimum side yard: 10 feet, when abutting a lot in use as a residence. None, when abutting business districts.
7. Minimum side yard on street side of corner: 25 feet. The 20 feet of a required corner side yard adjacent to the building may be used for the parking of automobiles.
8. Maximum gross floor area ratio: 0.7.
9. Maximum ground coverage: 70 percent.

#### **5.21.06 Miscellaneous Provisions:**

1. Off-street parking and loading shall be provided for all uses established in this zone.
2. All parking and storage of vehicles, boats, campers, and trailers shall be in conformance with Sections 8.01-8.03.
3. All signage shall be in conformance with Article 7.
4. All buildings shall conform to building design regulations in Section 8.12.
5. All landscaping shall conform with Article 9.