

ZONING AND LAND DEVELOPMENT

25 Attachment 29

**Neighborhood Business Zone (NB)
Schedule of District Regulations
(Subsection 25-205.4.5)**

[Ord. #02-19; Ord. #03-22, §1; Ord. #04-13, §3; Ord. #07-37, §2; Ord. #08-12, §4; Ord. #09-28, §12; Ord. #14-25; Ord. No. 2015-23 §1]

Zone District	Minimum Lot Area (square feet) (10)		Minimum Lot Width and Lot Frontage (feet)		Minimum Yard Requirements (feet)			Min. Lot Depth (feet) (4)	Maximum Building Height (5)		Maximum Building Coverage (percent)	Maximum Impervious Coverage (percent)
	Interior	Corner	Interior	Corner	Front (1)	Rear	Side		Flat Pitched Roof	Total Stories		
NB	3000	4000	30	40	Schedule B	20	Schedule C	100	21 33	3	75	90

NOTES TO SCHEDULE (Neighborhood Business-1 Zone):

- (1) In all zone districts, the minimum front yard setback shall be as indicated on Schedule B, "Schedule of Front Yard Setback Depths by Street." Where development is proposed on lots adjacent to a street not listed on Schedule B, the front yard shall be the average setback of the adjacent buildings on the entire block, as determined from a certified survey provided by the applicant/owner.
- (2)-(3) (Reserved)
- (4) The minimum required lot depth and lot frontage indicated shall be provided, except that:
 - (a) Existing lots with less than the required depth at the time of adoption of this Ordinance, shall be deemed to be conforming for purposes of lot depth, and except that
 - (b) The minimum required lot depth for lots created subsequent to the effective date of this ordinance fronting on the east side of West Avenue between North Street and 59th Street shall be ninety (90) feet.
- (5) Building height for non-residential buildings and mixed-use buildings shall be measured from Base Flood Elevation plus one (1) foot (BFE+1'). Refer to Section 25-209.5 Schedule D for residential building height.
- (6)-(9) (Reserved)
- (10) In all zone districts the required Minimum Lot Area shall be as indicated in the Schedule of District Regulations, except that the required Minimum Lot Area for lots created subsequent to the effective date of this ordinance (Ord. No. 14-25 was adopted 9-25-14) fronting on the east side of West Avenue between North Street and 59th, Street shall be ninety (90) percent of the Minimum Lot Area indicated on the respective Schedule of District Regulations.

SCHEDULE B—Schedule of Front Yard Setback Depths by Street (Section 25-209.2)

SCHEDULE C—Schedule of Side Yard Setbacks (Section 25-209.3)