

Sec. 24-31. - Neighborhood Service District (B-2).

- (a) *Statement of purpose and intent.* Neighborhood Service District (B-2) is intended to provide suitable areas for the development of certain limited service and retail uses in proximity to residential neighborhoods in order to more conveniently accommodate the basic everyday retail and service needs of nearby residents. Such uses occur most often on the periphery of established neighborhoods at the intersection of collectors and minor arterials, and are generally on sites of approximately one to three acres in size. These developments are to have generous landscaping and contain non-residential uses, which do not typically attract long distance traffic trips. This district should be properly buffered from residential uses and protected from pollution and/or environmental hazards.
- (b) *Use regulations.* A building or premise shall be used only for the following purposes:
- (1) See schedule of uses.
- (c) *Height regulations.*
- (1) No building shall exceed 50 feet in height.
- (d) *Area regulations.*
- (1) *Front yard setback.*
- a. The front yard setback shall be a minimum of 25 feet.
- (2) *Side yard setback.*
- a. No side yard setback shall be required except:
- i. On a corner lot a side yard of ten feet shall be required on the side street.
- ii. Reverse frontage. On corner lots, where interior lots have been platted, fronting on the side street, a side yard shall be provided on the street side equal to the front yard on the lots in the rear.
- iii. On the side of lot in this district adjoining a residential district, there shall be a side yard of 25 feet. No side yard shall be required where the district is separated from the residential district by an alley.
- (3) *Rear yard setback.*
- a. When lots abut property with residential zoning, there shall be rear yards having a minimum depth of 25 feet; no rear yard shall be required when abutting another non-residential zoning district (such as B-1 District, B-2 District, B-3 District or Industrial Districts).
- (4) *Area of lot.*
- a. The minimum lot area shall be 10,000 square feet.
- (5) *Width of lot.*

a. The minimum lot width shall be 75 feet.

(6) *Depth of lot.*

a. The minimum lot depth shall be 100 feet.

(e) *Accessory buildings.*

(1) No accessory building, as permitted herein shall occupy more than 40 percent of the required rear yard. Accessory buildings shall be set back three feet from the rear property line; provided, however, that where the rear lot line is the line of an alley 20 feet or more in width, no setback shall be required. No accessory building may be closer than ten feet to the main building in the rear yard. Accessory buildings, as permitted herein, may be allowed in required side yards, provided; however, that no accessory building may be closer than ten feet to any main building on the same lot, nor closer than three feet to a common property line. No accessory buildings shall be allowed in the front yards. Accessory buildings shall not be greater in height than the main building.

(Ord. No. 1641, § 1(Exh. A), 8-9-22)