

ARTICLE XXIV
NB Neighborhood Business Districts

§ 190-132. Purpose.

The purpose of this district is to provide areas or centers for convenient shopping to serve residential neighborhoods. These districts shall be located so as to be generally distributed throughout the Town in proportion to the population and shall be limited both in size and in proximity to one another. Additionally, such districts are intended to be designed to attract pedestrian customers from the surrounding residential development.

§ 190-133. Permitted uses.

The following uses and their customary accessory uses are permitted in the NB Districts:

- A. Grocery stores.
- B. Laundromat or dry-cleaning pickup establishments.
- C. Bakery stores.
- D. Pharmacies.
- E. Hardware stores, garden supply stores and paint and wallpaper stores, excluding outside storage.
- F. Barber- and beauty shops.
- G. Specialty shops oriented toward serving a neighborhood, excluding smoke shops. **[Amended 5-3-2021 by L.L. No. 11-2021]**
- H. Public buildings and grounds, excluding maintenance, storage or repair facilities.
- I. Flower shops.
- J. Liquor stores. **[Added 5-3-2021 by L.L. No. 11-2021¹]**
- K. Any use permitted outright or conditionally in a BN-R Business, Nonretail District. **[Added 8-1-1977]**

§ 190-134. Conditional uses. [Amended 9-7-1999 by L.L. No. 2-1999; 5-3-2021 by L.L. No. 11-2021; 8-5-2024 by L.L. No. 4-2024]

The following uses and their customary accessory uses are permitted upon issuance of a conditional use permit pursuant to Article XXXII:

- A. Public utilities substations and uses, excluding power plants, maintenance, storage or repair facilities and uses of a similar nature.
- B. Sit-down restaurant.

1. Editor's Note: This local law also provided for the redesignation of former Subsection J as Subsection K.

- C. Fast-food restaurant.
- D. Gasoline service station.²

§ 190-135. Dimensional requirements.

A. Lot area.

- (1) The minimum lot area shall be that necessary to accommodate the necessary structures and all other loading, parking, access and buffer area regulations required elsewhere in this chapter.
- (2) Where uses in this district abut one another, the side and/or rear yard setbacks shall not be less than 15 feet, exclusive of any parking and loading area requirements.
- (3) The lot depth to width ratio should not exceed 3 to 1.

B. Building height.

- (1) Principal structures shall not exceed 2 1/2 stories or 35 feet.
- (2) Accessory structures shall not exceed 20 feet.

C. The maximum building lot coverage shall be 15% in the Neighborhood Business Zone. [Added 5-6-2019 by L.L. No. 1-2019]

§ 190-136. Off-street parking and loading requirements.

Off-street parking and loading requirements shall be provided as listed in Article IV.

§ 190-137. Signs.

Signs are permitted as listed in Article V.

§ 190-138. Fences, hedges, berms and screen plantings.

Fences, hedges, berms and screen plantings are permitted or, alternatively, shall be required as listed in Article VI.

§ 190-139. Site plan approval.

Site plan approval shall be secured as required in Article XXXIII.

2. Editor's Note: Former Subsection E, regarding smoke shops, which immediately followed, was repealed 8-5-2024 by L.L. No. 4-2024.