

Sec. 94-130. - RB-4 neighborhood business district.

- (a) *Intent.* This district is intended to provide for neighborhood business and service areas located at the fringe of residential developments, adjacent to the major streets that serve the area. It is the intent of this district to provide for low impact and low traffic commercial uses that provide convenience goods and personal services to neighborhood residents. The site and architectural design of any commercial use shall be sensitive to and compatible with an adjacent residential development and will protect residential property values. No outdoor storage is permitted.
- (b) *Scope of regulations.* The regulations set forth in this section or set forth elsewhere in this chapter, when referred to in this section, are the district regulations of the RB-4 neighborhood business district.
- (c) *Permitted uses.* There are no permitted uses in the RB-4 district. See subsection (d) of this section for permitted special uses.
- (d) *Permitted special uses.* A building or premises may be used for the following purposes in conformance with the conditions prescribed herein:
- (1) All uses allowed as a permitted use in the R-3 district provided that:
 - a. One of the frontages shall abut upon a local street.
 - (2) Office building, personal health service, grocery store, pharmacy.
 - a. One of the frontages shall abut upon a collector or arterial street.
 - b. Floor area of one building shall not exceed 5,000 square feet.
 - (3) Personal service.
 - a. One of the frontages shall abut upon a collector or arterial street.
 - b. Floor area of one building shall not exceed 2,000 square feet.
 - (4) Meat market, delicatessen, eatery, luncheonette.
 - a. One of the frontages shall abut upon a collector or arterial street.
 - b. Floor area of one building shall not exceed 3,000 square feet.
 - (5) Day care facility.
 - a. A four-foot high transparent fence shall be constructed between the play area and the street if the play area is adjacent to any arterial or collector street.
 - b. An on-premises pick-up and drop-off area shall be provided.
 - (6) Group home.
 - a. Applicants shall provide statements as to the type of supervision the home will have.
- (e) *Conditional uses.*
- (1) Church.
 - (2) Gas dispensing station.
- (f) *Density, area, yard and height regulations.* The RB-4 district regulations are as follows:

	Density Sq. Ft.	Min. Lot Area Sq. Ft.	Min. Lot Width	Min. Front Yard	Min. Side Yard	Min. Rear Yard	Max. Height

Commercial uses		5,000	50 feet	20 feet	****	30 feet	35 feet
Residential uses							
Single-family dwelling		6,000	50 feet	20 feet	7 feet	25 feet	35 feet
Two dwelling units		8,400	65 feet	20 feet	7 feet	25 feet	35 feet
Single-family attached 0 feet side yard							
2 units		9,600	75 feet	20 feet	0 feet or 7 feet on nonparty wall	25 feet	35 feet
3 units		12,000	90 feet	20 feet	0 feet or 7 feet on nonparty wall	25 feet	35 feet
4 units		14,000	105 feet	20 feet	0 feet or 7 feet on nonparty wall	25 feet	35 feet
Apts., condominiums, townhouses* (3 or more units)	1,815**	10,000	75 feet	20 feet	7 feet****	25 feet	45 feet
Other allowable uses		6,000	50 feet	20 feet	7 feet****	25 feet	45 feet

*Parking lots shall be screened from single-family and two-family residential uses according to section 94-401.

**A maximum of 24 dwelling units per acre shall be allowed.

***The side yard will be required to be increased to ten feet if the building is three or more stories in height.

****A twenty-foot landscaped area shall be required between an abutting residential district boundary line and any structure, access drive, parking lot or other accessory use.

Density per family requirements shall not apply to dormitories, fraternities, sororities, nursing homes or other similar group quarters where no cooking facilities are provided in individual rooms.

- (g) *Accessory uses.* Accessory uses and building permitted in the RB-4 district are buildings and uses customarily incidental to any of the permitted uses in the district.
- (h) *Parking regulations.* Parking, loading and stacking within the RB-4 district shall be in conformance with the regulations set forth in division 4 of article VI of this chapter.
- (i) *Sign regulations.* Signs within the RB-4 district shall be in conformance with the regulations set forth in division 5 of article VI of this chapter.
- (j) *Other regulations.* Development within the RB-4 district shall be in conformance with the regulations set forth in article II of this chapter.

(Ord. No. 21-03, 8-26-2003; Ord. No. [17-034](#), § 2, 1-9-2018)