

**Sec. 146-84. - BN - Neighborhood Business District.**

- (a) *Purpose.* The "BN" - Neighborhood Business zone is designed to provide for limited commercial uses serving the common and frequent needs of the residents of the immediate vicinity. Zoning or rezoning to this classification will not generally be permitted after July 1, 2014.
- (b) *Permitted uses.* The following uses are permitted in the "BN" - Neighborhood Business zone:
- ~~(1) Any principal permitted use allowed in the "RG 18" - General Residence zone when established according to the rules and conditions of the "RG 18" - General Residence zone, except as herein modified;~~
  - (12) ~~Other~~ uUses indicated as being permitted in the "BN" - Neighborhood Business zone in the schedule of uses; and
  - (3) Motor vehicle fuel sales only with facilities to fuel not more than four vehicles at one time (not a gasoline service station), which does not conduct any type of automotive repairs or servicing and motor vehicle fuel sales only with facilities to fuel not more than eight vehicles at one time which does not conduct any type of automotive repairs or servicing; provided that the gas pumps are located within 350 feet of the intersection of two arterial roadways as shown on the thoroughfare plan. Additionally, no stock of goods may be displayed out of doors with the exception of lubricants and additives for frequent sale, and no lighting may be constructed to shine on neighboring properties used for residential purposes. A maximum of two brand identification signs shall be allowed if their only illumination is non-flashing and shall not contain a rotating, oscillating or revolving beam or beacon of light. Such signs may be installed at the property line and shall conform to chapter 134 (see section 146-41 for regulations concerning specific use permit approval of facilities to fuel more than four and eight vehicles with location criteria at one time).
- (c) *Permitted accessory uses.* The following accessory uses are permitted in the "BN" - Neighborhood Business zone:
- ~~(1) Accessory uses for residential development shall include those listed under the "RG 25" - General Residence zone and shall be established and conducted in accordance with the regulations of that zone; and~~
  - (12) All signs shall be flat against the wall of the building with all parts of the sign within 18 inches of the face of the building or on the roof within the height limit and shall not be illuminated so as to shine on nearby residential properties, except as otherwise provided herein. Illumination shall be non-flashing and shall not contain a rotating, oscillating or revolving beam or beacon of light.
- (d) *Space limits.* The following space limits shall apply to the "BN" - Neighborhood Business zone:
- (1) Minimum width of lot: 50 feet. Parking and landscaped areas may be included in this calculation.

- (2) Minimum depth of lot: None for business.
- (3) Maximum height of building: 25 feet, including roof signs and pylons.
- (4) Minimum side yard: five feet when abutting a residential zone; none abutting business.
- (5) Minimum side yard at corner: 25 feet. The 20 feet of a required corner side yard adjacent to the building may be used for the parking of automobiles.
- (6) Maximum lot coverage: 70 percent.
- (7) Maximum floor area ratio: one to 1.67 (0.6:1.0).
- (8) All other space limits identified as being applicable to the "BN" - Neighborhood Business zone in appendix F of the zoning ordinance.

~~(e) *Miscellaneous provisions.*~~

- ~~(1) Only one building for living purposes shall be permitted on one zoning lot except as otherwise provided herein. No business shall be constructed on a zoning lot occupied by a residence.~~