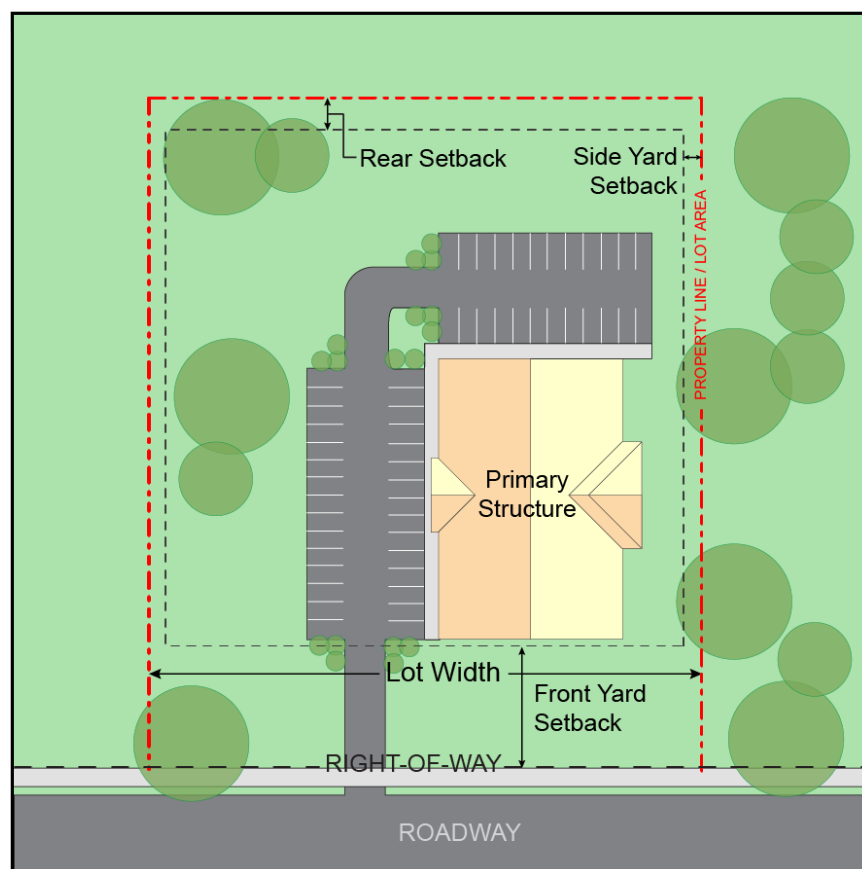




9. NEIGHBORHOOD BUSINESS DISTRICT (B1)

a. Purpose.

The Neighborhood Business District (“B1”) is intended to foster a sense of neighborhood identity and provided limited small-scale retail goods and service businesses required for the regular or daily convenience of adjacent residential neighborhoods. All storage, excluding automobile sales, must be within an enclosed area or not visible from any public street. Display of merchandise that is immediately available for sale/purchase is permitted. All subdivisions require Subdivision approval unless exempt (See *Chapter 5, Section C: Exempt Subdivisions*). All new primary structures for non-residential development require Development Plan Approval (See *Chapter 8, Section D.2: Development Plan Procedures*) and may be subject to Drainage Board approval.



b. Uses & Development Standards.

LAND USES – NEIGHBORHOOD BUSINESS DISTRICT (B1)	
PERMITTED USES	SPECIAL EXCEPTION USES
<p>ACCESSORY USES</p> <ul style="list-style-type: none"> battery energy storage tier 1 *fair, festival, and special event, minor solar energy system, personal <p>COMMERCIAL USES</p> <ul style="list-style-type: none"> child care center child care home children's home day care facility general retail, <u>EXCLUDING</u>: <ul style="list-style-type: none"> -auto/ boat/ farm equipment/ motorcycle/recreational vehicle sales & repair -automotive sales, new -automotive sales, used -automotive repair - storage units kindergarten/ Preschool professional/business offices, <u>EXCLUDING</u> clinics service-oriented retail <p>INSTITUTIONAL USES</p> <ul style="list-style-type: none"> church or place of worship park, public or private SCHOOL-Public/Nonpublic/Charter SCHOOL -trade or business <p>RESIDENTIAL USES</p> <ul style="list-style-type: none"> dwelling, multi-family 	<p>ACCESSORY USES</p> <ul style="list-style-type: none"> *fair, festival, and special event, major <p>COMMERCIAL USES</p> <ul style="list-style-type: none"> *adult day care facility clinic philanthropic institution <p>INSTITUTIONAL USES</p> <ul style="list-style-type: none"> cemetery columbaria/crematoria comprehensive care center fire station hospital library nursing home utility facility, public and private *wireless communication facility <p>RESIDENTIAL USES</p> <ul style="list-style-type: none"> dwelling, single-family dwelling, two-family

** Indicates use is conditional and specific development standards apply. See Chapter 4: Use Development Standards.*

DEVELOPMENT STANDARDS – NEIGHBORHOOD BUSINESS DISTRICT (B1)		
Structure Standards		
Maximum height of structure	Primary structure	35 feet
	Accessory structure	20 feet
Maximum ground floor area		10,000 sqft
Lot Standards		
Minimum lot width		50 feet
Minimum lot area**		5,000 sqft
Minimum front yard setback	Interstate, expressway, principal arterial	50 feet
	Major collector	
	Minor collector	
	Local or minor street	35 feet from edge of pavement or 25 feet in platted subdivision or platted towns
Minimum side yard setback	Primary structure	5 feet
	Accessory structure	5 feet
Minimum rear yard setback	Primary structure	10 feet
	Accessory structure	10 feet
Maximum impervious surface coverage		75%

**Or larger as determined by the Clark County Health Department or available sanitary service provider as appropriate.

ADDITIONAL SITE DEVELOPMENT STANDARDS – NEIGHBORHOOD BUSINESS DISTRICT (B1)	
The following site development standards may also apply to development in this district. <i>See Chapter 3: Site Development Standards.</i>	
<ul style="list-style-type: none"> • Accessory Structure Standards. • Bufferyard Standards. • Driveway Standards. • Lighting Standards. • Lot and Setback Standards. 	<ul style="list-style-type: none"> • Parking and Loading Standards. • Sign Standards. • Storage Standards. • Structure Standards. • Trash Receptacle Standards.