

**Exhibit “A”  
to  
Text Amendment Application**

**Proposed amendments shown in blue and underlined below:**

**Part 1**

Sec. 40-70. - Zoning districts described.

(j) *NB, Neighborhood Business District.*

- (1) *Purpose.* This district is established to accommodate and provide for the development of small, pedestrian-oriented shopping and service activities providing necessity goods and personal services to the immediate neighborhood. This district also provides for single-family detached homes, multifamily and related residential uses. Such districts should be located at the intersection of a major street or collector. Uses in NB districts should have architecture and site layouts which are compatible with nearby residential structures and uses.

**Part 2a**

Sec. 40-72. - Table of permissible uses.

USES OF LAND	R-1	R-1B	R-2	R-3	C	MH	MF	MX	CBD	NB	HB	MB-1	T-1	I-1
<b>Residential Uses</b>														
Two-family dwellings	P					P	P	P		<u>P</u>		P	P	
Multifamily dwellings (See section 40-260) Units ≤ 4							P	P		<u>P</u>		P	P	
Multifamily dwellings (See section 40-260) Units > 4							CZ	CZ		<u>CZ</u>		CZ	CZ	

**Part 2b**

Sec. 40-72. - Table of permissible uses

USES OF LAND	R-1	R-1B	R-2	R-3	C	MH	MF	MX	CBD	NB	HB	MB-1	T-1	I-1
Parking and loading areas serving uses in the same zoning district, on non-contiguous lot (See article V of this chapter)	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ	P	CZ	CZ	CZ	CZ	CZ
<a href="#">Parking and loading areas serving uses in the same or different zoning district, on non-contiguous lot within 200 ft. from the principal use (See article V of this chapter)</a>										<a href="#">CZ</a>				

**Part 3**

Sec. 40-74. – Dimensional standards for lots and principal structures.

Zoning District	Primary Permitted Uses	Min. Lot Size	Min. Lot Width <sup>5</sup>	Min. Front Yard	Min. Rear Yard	Min. Side Yards (Corner Lot-Min 12.5 ft.) <sup>5</sup>	Max. Density	Max. Height	Max. Lot Coverage
NB	Neighborhood Goods and Services	5,000 sq. ft.	50 ft.	20 ft.	10 ft.	7.5 ft.	8.7 units/acre	50 ft. <sup>2</sup>	40%
	<a href="#">Multi-family</a>	<a href="#">15,000 sq. ft.</a>	50 ft.	<a href="#">10 ft.</a>	10 ft.	7.5 ft.	<a href="#">76 units/acre</a> <sup>6</sup>	50 ft. <sup>2</sup>	40%

<sup>6</sup> (New footnote 6) [No multi-family or mixed use development in the NB District shall exceed a maximum total of 32 residential units, including all phases.](#)