

4. ZONING DISTRICTS

4.2 BUSINESS BASE ZONING DISTRICTS

4.2.3 NEIGHBORHOOD BUSINESS DISTRICT (NB)

4.2.3.1 Intent

The purpose of the NB District is to accommodate small-scale, low-intensity, and convenience retail and service uses that provide goods and services to residents of the immediately surrounding neighborhood. Development in this district should not be out of character or scale with a residential neighborhood, nor should it attract traffic from outside the surrounding neighborhood. Performance standards shall be used to ensure the absence of adverse impacts beyond the immediate space occupied by the building.

4.2.3.2 Application Criteria

This district will usually be applied where the following conditions exist:

4.2.3.2.a Located at the intersection of either sub-collector or local streets.

4.2.3.2.b Uses would generally not serve commuters or persons outside the surrounding neighborhood.

4.2.3.2.c Water and sewer lines exist at the site or are to be installed as part of the development process.

4.2.3.2.d Normally, the maximum amount of land zoned NB at any intersection

4.4 SPECIAL USE ZONING DISTRICTS

With the adoption of North Carolina General Statutes 160-D, special use zoning was de-authorized effective July 1, 2021. Existing Special use districts in Hillsborough remain in place until rezoning applications are enacted with the concurrence of property owners. The districts in this section are not available for property owners to request for new land. Only the intent section for each district was retained for those districts that have been applied within the town's jurisdiction.

4.4.6 NEIGHBORHOOD BUSINESS SPECIAL USE DISTRICT (NBSU)

4.4.6.1 Intent

The purpose of the Neighborhood Business Special Use District is to accommodate small-scale, low-intensity, and convenience retail and service uses that provide goods and services to residents of the immediately surrounding neighborhood. Development in this district should not be out of character or scale with a residential neighborhood, nor should it attract traffic from outside the surrounding neighborhood.