

**ARTICLE 7
NEIGHBORHOOD BUSINESS DISTRICT (NBD)**

Sec. 7.01 Purpose

The Neighborhood Business District (NBD) is intended for the convenience shopping of persons residing in nearby residential areas. The intent of this district is to concentrate businesses that harmonize with the character of the surrounding uses and to prohibit uses which might create traffic hazards, offensive noises, and late hours of operation.

Sec. 7.02 Permitted Uses

In the NBD District, land, buildings, and other structures shall be used only for one (1) or more of the uses specified in the table below. Uses denoted by a “P” are permitted by right, whereas uses denoted by “S” are considered special land uses and may be approved by the Planning Commission subject to the applicable general and specific standards in *ARTICLE 14 SPECIAL LAND USES*.

Permitted Uses in the Neighborhood Business District	
	NBD
Residential	
Home Occupations	S
Multiple-Family Dwellings	S
Nursing & Convalescent Homes	S
Residential Dwellings, Existing Single-Family Detached Only	S
Senior Housing, not including Nursing & Convalescent Homes	S
Two-Family Dwellings	S
Care Facilities	
Adult & child residential care facilities in accordance with <i>Section 2.02 Adult and Child Care Facilities</i> .	S
Entertainment & Recreational	
Health Clubs & Fitness Centers	S
Marinas & Boat Slips	S
Recreation Facilities Public	P
Finance, Medical & Professional Office & Research & Development	
Banks, S & L, Credit Unions & Similar with No Drive-Throughs	P
Banking Centers, including ATMs which are Separate from a Financial Institution	S
Business Service Establishments	P
Offices & Medical Clinics including Chiropractors, Osteopaths, Optometrists & Similar or Allied Professions	P
Professional Services	P
Urgent Care Centers, Emergency Medical Stations & Similar Uses	S
Veterinary Offices, Clinics, Hospitals & Animal Grooming Establishments	S
Service & Retail Trade	

CITY OF FENTON ZONING ORDINANCE

Bed & Breakfast Inns	S
Commercial Parking Lots	S
Dry Cleaners, Retail Outlet	P
Funeral Homes & Mortuaries, not including Crematoriums	S
Personal Service Establishments	P
Restaurants, including Carry-out, Delicatessens, Fast-food & Standard Restaurants	S
Restaurants with Open Front Restaurant Windows & Seasonal Outdoor Seating	S
Retail Businesses up to 7,500 sq.ft. GLA	P
Retail Centers up to 15,000 sq.ft. GLA	P
Studios of Art, Photography, Music, Dance & Similar Uses	P
Video Rental Establishments	S
Public, Institutional, & Utilities	
Churches, Temples, & other Places of Worship or Public Assembly w Max. Seating of 500 persons	S
Essential Public Services	P
Public & Quasi-Public Institutional Buildings, Structures & Uses	P
Accessory	
Accessory buildings, structures & uses, customarily incidental to any of the above principal uses	P
Accessory buildings, structures & uses customarily incidental to any of the above special land uses	S

Sec. 7.03 Site Development Requirements

All principal uses and special land uses are subject to the following site development requirements:

- a. *ARTICLE 2 GENERAL PROVISIONS.*
- b. *ARTICLE 15 SCHEDULE OF REGULATIONS.*
- c. *ARTICLE 16 SITE PLAN REVIEW.*
- d. *ARTICLE 19 OFF-STREET PARKING AND LOADING STANDARDS.*
- e. *ARTICLE 20 ACCESS MANAGEMENT AND DRIVEWAY STANDARDS.*
- f. *ARTICLE 21 LANDSCAPE STANDARDS AND TREE REPLACEMENT.*
- g. *ARTICLE 22 SIGNS.*
- h. *ARTICLE 23 LIGHTING STANDARDS.*
- i. *ARTICLE 24 ENVIRONMENTAL PROTECTION STANDARDS.*