

Greenville Village Neighborhood Business (NB) District Current Bylaw Summary

Uses Allowed By-Right (up to 3,000 s.f.)

All uses allowed in the Residential 1 Zoning District*¹, plus the following:

- A. Retail services, including but not limited to a drug or package store; grocery, variety, clothing or shoe store; hardware or household appliance sales and services; music store; computer store; book, card, or stationery store; news dealer
- B. Professional or administrative offices.
- C. Office or clinic for medical or dental examination or treatment of persons as outpatients, including laboratories incidental thereto.
- D. Financial institution, such as bank or credit union.
- E. Personal services, including but not limited to a barber or beautician; pickup or self-service laundry or dry cleaning; garment or shoe makers and repairers; florist; printing, publishing or photocopying; or photographer's studio
- F. Artisans, Jewelry Makers, Handicrafts, Artists Studios
- G. Mortuary, undertaker, or funeral establishment.
- H. Shop of a plumber, carpenter, electrician, upholsterer or similar workshop or repair establishment conducted entirely within an enclosed structure.
- I. Restaurant, lunchroom, or other eating establishment primarily for on-premises consumption, not to include fast food establishment.
- J. Delicatessen, traditional bakery, confectionery, caterer, and other similar establishments, which incidentally sell retail food and beverages in disposable containers for off-site consumption.
- K. Small-Scale Ground-Mounted Solar Energy Systems (Medium-Scale and Large-Scale Ground-Mounted Solar Energy Systems are prohibited.)

Uses Allowed by Special Permit:

- A. Drive-through facility
- B. Take-out establishments
- C. Establishments that exceed 3,000 s.f. (up to 6,000 s.f.)
- D. Businesses listed in Section 3.2.03 (limited to 3,000 s.f):
 - 1. Any wholesale or retail business, research laboratory, service or public utility not involving manufacturing on the premises except of products the major portion of which is sold on the premises by the producer to the consumer.
 - 2. Antique or gift shop

¹ *Single-family homes, senior housing, childcare facilities, cell towers, sporting camps, hospitals, nursing homes.*

3. Place of amusement or assembly, club conducted for profit
4. Office, bank, newspaper or job printing establishment
5. Hotel or motel
6. Restaurant
7. Kennel
8. Bed & Breakfast
9. Car Wash
10. Rental Enclosed Self-Storage Facility (outdoor storage prohibited)
11. Veterinary Clinic
12. Farmers' Market
13. Pet Grooming
14. Brewery, Distillery, Winery
15. Brew Pub

Explicitly Prohibited Uses:

- A. Uses not listed in the bylaw
- B. Vehicle-related uses (sales, service and repair of all vehicle types including but not limited to trucks, boats and recreational vehicles, towing companies, taxi or limousine service, etc.).

Uses for Discussion in Existing Large Structures (in or adjacent to NB district):

- Makers spaces
- Research labs
- Studio apartments
- Self-Storage facilities
- Breweries or distilleries
- Automobile-related uses
- Senior housing
- Other?

Notes:
