

- B. Uses: Uses in the SNB Small Neighborhood Business District are as specified in the table of permitted and conditional uses set forth in chapter 21A.33 of this title.
- C. Design Review:
 - 1. Projects which meet the intent of this section, but not the specific design criteria outlined in the following subsections, may be approved by the Planning Commission pursuant to the provisions of chapter 21A.59 of this title.
- D. Minimum Lot Area And Lot Width: The minimum lot areas and lot widths required in this district are as follows:

Land Use	Minimum Lot Area	Minimum Lot Width
Dwelling unit, located above first floor retail or office uses	Included in principal use	Included in principal use
Municipal service uses, including City utility uses and police and fire stations	No minimum	No minimum
Natural open space and conservation areas, public and private	No minimum	No minimum
Places of worship less than 4 acres in size	5,000 square feet	50 feet
Public pedestrian pathways, trails and greenways	No minimum	No minimum
Public/private utility transmission wires, lines, pipes and poles	No minimum	No minimum
Retail goods establishments, when located within an existing building originally designed for residential use	5,000 square feet	50 feet
Retail service establishments, when located within an existing building originally designed for residential use	5,000 square feet	50 feet
Single-family detached dwellings	5,000 square feet	50 feet

Land Use	Minimum Lot Area	Minimum Lot Width
Two-family dwellings	8,000 square feet	50 feet
Other permitted or conditional uses as listed in section 21A.33.030 of this title	5,000 square feet	50 feet

E. Maximum District Size:

1. Sixteen thousand (16,000) square feet.

F. Yard Requirements:

1. Front And Corner Side Yard: Front and corner side yard setbacks shall be equal to the required yard areas of the abutting zoning district along the block face. When the property abuts more than one zone the more restrictive requirement shall apply.

2. Interior Side Yard: Interior side yard equal to the required yard areas of the abutting zoning district along the block face. When the property abuts more than one zone the more restrictive requirement shall apply.

3. Rear Yard: Rear yard setbacks shall be equal to the required yard areas of the abutting zoning district along the block face. When the property abuts more than one zoning district the more restrictive requirement shall apply.

4. Buffer Yards: Any lot abutting a lot in a Residential District shall conform to the buffer yard requirements of chapter 21A.48, "Landscaping And Buffers", of this title.

5. Accessory Buildings And Structures In Yards: Accessory buildings and structures may be located in a required yard subject to section 21A.36.020, table 21A.36.020B, "Obstructions In Required Yards", of this title.

6. Parking In Required Yard Area: No parking is allowed within the front or corner side yard.