

*Last Updated: February 28, 2017 by Planning and Zoning Commission*

**HPTS Neighborhood Business District**

- (A) Intent and Purpose: The HPTS Business District is composed of only those establishments which supply convenience goods or personal services, satisfying the daily needs of the residents of the abutting neighborhoods. While the District is designed to encourage localized business uses with adequate off-street parking, the district is primarily intended for walk-in trade.
- (B) Permitted Uses: Permitted uses shall include the following:
  - (1) Academic and technical training classrooms;
  - (2) Art & school supplies;
  - (3) Art Gallery;
  - (4) Book and stationary shops;
  - (5) Clothing repair and alterations;
  - (6) Coffee and internet café's;
  - (7) Coin and philatelic (stamp collector) shops;
  - (8) Dry Goods, retail sales;
  - (9) Financial services and loan office;
  - (10) Florists and Flower shops, sales/service only;
  - (11) Gift shops;
  - (12) Hobby shop;
  - (13) Jewelry, watch repair and sales, not including precious metal purchase stores;
  - (14) Music stores dealing in the sales of phonographs, records, tape recorders, tapes, sheet music, compact disc, laser discs;
  - (15) Musical instruments, sales and lessons;
  - (16) Offices, business or professional;
  - (17) Professional offices for insurance, real estate, investment, and other professional offices. Not including depository and non-depository credit institutions, banks, currency exchanges, pay day loans, security and commodity brokers, exchanges and services.
  - (18) Photo studios;
  - (19) Postal Service Support Centers;
  - (20) Residential above the first floor business uses;
  - (21) Shared Technology Work centers;

- (22) Shoe sales and repair;
- (23) Showrooms;
- (24) Travel agency;

#### C. Signage

1. Business Signage confined to sign band areas of Business Use Building Façade. Individual Typeface externally lit.
2. Business Use Canopy Signage adhered to face of canopy and externally lit.
3. Permanent Real Estate sign not exceeding 32 SF in area and set back 10' from the property line.
4. Temporary Construction Sign not exceeding 32 SF in area allowed on the property line and removed within 90 days of issuance of final occupancy permits.
5. No restrictions on property wayfinding signage, address signage or other internal property signage other than as required by building safety codes.

#### D. All Site and Structure Requirements are defined by the approved PUD Plan.