

## ***Article 17. Neighborhood Shopping Zone (NS)***

### **10.08.2220 Purpose (NS).**

Uses in the Neighborhood Shopping (NS) Zone are intended for the convenience of the surrounding neighborhoods.

(Prior code § 10-2.1700)

### **10.08.2230 Descriptive regulations (NS).**

In the NS Zone the following specified regulations shall govern, unless otherwise provided in this chapter:

- (a) Neighborhood shopping centers are located as an integral part of neighborhoods for the purpose of providing goods and services to the residents of the surrounding area. Neighborhood shopping centers are also provided to allow those uses not ordinarily considered detrimental to a residential zone because of traffic, noise, or other nuisance factors.
- (b) Uses in the Neighborhood Shopping (NS) Zone are primarily for the convenience of the surrounding neighborhoods, and are not intended to be business/ professional centers. A conditional use permit shall be required for Business and Professional Office uses listed in Group 41 exceeding 3,000 square feet in gross floor area. The cumulative gross floor area of all business/professional office uses in a Neighborhood Shopping Zone shall not exceed ten (10) percent of the total gross floor area of the center.
- (c) No commercial use or retail stores in the NS Zone shall be devoted to the sale of used or secondhand goods, clothing, wares, or other merchandise.
- (d) All permitted commercial uses shall be confined within completely enclosed buildings.
- (e) Neighborhood shopping centers should be designed and located to serve a population of at least 2,500 persons.

(Prior code § 10-2.1701)

### **10.08.2240 Permitted uses (NS).**

- (a) In the NS Zone, only uses which are included in the following use groups shall be permitted without conditional approval:

Group 1	Minor public service uses;
Group 4	Temporary buildings and uses;
Group 29	Accessory uses;
Group 30	Institutional and recreational uses serving local residential areas;
Group 41	Business and Professional Office Uses, uses less than 3,000 square feet in gross floor area providing services to residents of the surrounding neighborhoods; and
Group 42	Retail trade establishment, convenience goods.

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(b) In the NS Zone, uses which are included in the following use groups shall be permitted only with conditional approval:

Group 2	Local public service and utility installations;
Group 41	Business and Professional Office Uses, uses greater than 3,000 square feet in gross floor area providing services to residents of the surrounding neighborhood;
Group 43	Consumer service and retail trade establishments, including only those uses of subsection (c) of Section 10.08.2230 which serve less than 14 percent alcohol; and
Group 44	Automobile service stations (not including repair work). Excluding uses referenced in subsection (b), (c), (d) and (e) of Section 10.08.2230.

(Prior code § 10-2.1702)

### **10.08.2250 Signs (NS).**

Signs shall be permitted in the NS Zone in compliance with the provisions of Article 35 of this chapter.

(Prior code § 10-2.1703)

### **10.08.2260 Building site area (NS).**

The minimum area zoned neighborhood shopping shall not be less than two (2) contiguous acres. Neighborhood shopping center sites less than two (2) acres in size, under separate ownership, and not separated by public streets, rights-of-way or easements shall be permitted provided the combined size of such separate sites established a zone of two (2) acres or more. Said individual neighborhood shopping sites shall individually comply with the development standards of the Neighborhood Shopping Zone sites within which they are located. Said individual neighborhood shopping sites shall have shared access and integrated, internal circulation plan.

(Prior code § 10-2.1704)

### **10.08.2270 Lot area (NS).**

(See sections 10.08.2260 and 10.08.2280 of this Article.)

(Prior code § 10-2.1705)

### **10.08.2280 Yard areas (NS).**

Minimum yards in the NS Zone shall be as follows:

- (a) Front yards. The same as the most restrictive adjacent zone along the street frontages; and
- (b) Side and rear yards. Fifteen (15) feet, except where adjoining a commercial or industrial zones there shall be no yard requirements.

(Prior code § 10-2.1706)

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### **10.08.2290 Height (NS).**

The maximum height in the Neighborhood Shopping Zone shall be two and one-half (2½) stories or thirty-five (35) feet, whichever is less.

(Prior code § 10-2.1707)

### **10.08.2300 Permissible lot coverage (NS).**

The lot coverage in the NS Zone shall conform to the design standards as approved in the final site development plan as set forth in this Article. However, buildings, parking and accessory routes shall not constitute more than ninety (90) percent of the total development area.

(Prior code § 10-2.1708)

### **10.08.2310 Floor area (NS).**

There shall be no maximum floor area requirements in the NS Zone, except for business and/or professional offices which shall not exceed 3,000 square feet for any one user, or greater than ten (10) percent of the total floor area of the center for all business and/or professional office uses in the NS Zone. Business and Professional Office Uses listed in Group 41 that are individually greater than 3,000 square feet in gross floor area shall require a conditional use permit.

(Prior code § 10-2.1709)

### **10.08.2320 Off-street parking (NS).**

(See Article 26 of this chapter.)

(Prior code § 10-2.1710)

### **10.08.2330 Usable open space (NS).**

The usable open space in the NS Zone shall conform to the final site development plan as set forth in this Article. However, a minimum of ten (10) percent of the total area shall be reserved for pedestrian malls, landscaping, or other open spaces.

(Prior code § 10-2.1711)

### **10.08.2340 Loading and unloading space (NS).**

All commercial property in the NS Zone shall designate an area for loading and unloading upon such property. This area shall not be included in the required parking area.

(Prior code § 10-2.1712)

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**10.08.2350 Development review (NS).**

All uses requiring a building permit shall obtain development review compliance, except as provided for in Article 30 of this chapter.

(Prior code § 10-2.1713)