

Chapter 225. Zoning

ARTICLE IV. Use Regulations

§ 225-20. NS Neighborhood Shopping District.

- A. Permitted principal uses shall be retail businesses for local or neighborhood needs, to the following limited extent:
- (1) Sale and manufacture of baked goods.
 - (2) Sale of confectionery products, dairy products, delicatessen items, fruits, vegetables, groceries, meats, dry goods and variety merchandise, clothing, china, floor covering, hardware, household appliances, radios, paint, wallpaper, books, magazines, sporting goods and photographic equipment.
 - (3) Restaurants and other eating places, excluding places providing dancing, entertainment or alcoholic beverages.
 - (4) Service establishments, such as banks, savings and loan associations, barber- or beauty shops, custom tailors, laundry agencies, self-service laundries, hand laundries, shoe repair and ice stations.
 - (5) Dry-cleaning, pressing and tailoring shops in which only nonexplosive and nonflammable solvents are used and no work is done on the premises for retail outlets elsewhere.
 - (6) Funeral home or mortuary.
 - (7) Any other neighborhood store similar to the uses listed in this section in types of goods or services sold, in business hours, in the number of persons or cars which can reasonably be expected to be attracted to the premises and in effect in the adjoining residence districts.
 - (8) Professional offices. Offices relating to business services.
- B. Accessory uses shall be those accessory uses customarily incidental to permitted principal uses.
- C. Conditional uses shall be as follows:
- (1) All residential uses.
 - (2) Amusement arcades, on the following conditions:
 - (a) The applicant will comply with the provisions of Chapter 78, Amusements and Amusement Devices, as now in effect or hereafter amended or supplemented (which chapter is not limited hereby).
 - (b) Not more than five devices or machines will be allowed at any one location.
 - (c) The general conditions applicable to conditional uses under this chapter will be complied with.
- D. No special exceptions shall be permitted.

E. Use restrictions. The following use restrictions shall be applicable in all NS Neighborhood Shopping Districts:

- (1) Each permitted use must be conducted wholly within an enclosed building or enclosed yard.
- (2) There shall be no manufacturing or processing except that which is incidental to a store in which all merchandise is sold at retail on the premises.
- (3) No front yard or sidewalk shall be used for display, sale or storage of merchandise or for the storage of vehicles, equipment, containers or waste material.

§ 225-21. GC General Commercial District.

A. Permitted principal uses shall be as follows:

- (1) All uses permitted in NS Neighborhood Shopping District.
- (2) Sale of food and beverage of all kinds.
- (3) Sale at retail of general merchandise and apparel of all kinds, including sales by large department stores.
- (4) Sale of furniture and household goods, including furniture storage.
- (5) Eating places of all types, including places providing dancing, entertainment and alcoholic beverages.
- (6) Automobile, truck and boat and trailer sales, repair and supply businesses.
- (7) Auditorium.
- (8) Medical or dental clinic or laboratory but not methadone treatment facilities.
- (9) Bicycle and motorcycle sale, rental and repair.
- (10) Blueprinting, photostating and copying services.
- (11) Boardinghouse or rooming house.
- (12) Catering services.
- (13) Private club or fraternal lodge.
- (14) Day nursery.
- (15) Drive-in business, other than drive-in theaters.
- (16) Feed stores.
- (17) Frozen food storage.
- (18) Hotels.
- (19) Motels.
- (20) Music conservatory or studio or dance studio.
- (21) Nursery, flower or plant sales, provided that all incidental equipment and supplies are kept within a building.
- (22) Sale of pets.
- (23) Photographer's studio.

- (24) Printing, minor or job.
- (25) Public recreation area.
- (26) Repairs of electrical and household appliances.
- (27) Theater or movie, except drive-in movies.
- (28) Tire sale or repair business.
- (29) Pool and billiard halls.
- (30) Bowling alleys.
- (31) Car wash.
- (32) Commercial sale of firearms and guns.

B. Accessory uses shall be those accessory uses customarily incidental to permitted principal uses.

C. Conditional uses shall be as follows:

- (1) All conditional uses permitted in NS Neighborhood Shopping District.
- (2) Communications towers and facilities.

D. No special exceptions shall be permitted.

E. Use restrictions. The following use restrictions shall be applicable in all GC General Commercial Districts:

- (1) There shall be no manufacturing or processing, except that which is incidental to a store in which all merchandise is sold at retail on the premises.