

SECTION 10.17 NC NEIGHBORHOOD COMMERCIAL ZONE:

A. **USES PERMITTED:** The following retail sales and services businesses supplying commodities and performing services for the residents of the surrounding neighborhood:

1. Apparel shop
2. Art Supplies
3. Bakery and bakery goods store provided the products are sold exclusively on the premises.
4. Banks and other financial institutions including savings, loan and finance companies with drive-in windows
5. Barber and beauty shops
6. Billiard or pool hall
7. Book, stationary or gift shop
8. Camera and photographic supplies
9. Candy store, soda fountain, ice cream store, excluding drive-ins.
10. Delicatessen
11. Drug Store
12. Dry cleaning and laundry pick-up station
13. Eating and drinking places, excluding drive-ins
14. Flea Market.
15. Florist Shop
16. Food services and supermarkets
17. Furniture store
18. Garden supplies
19. Glass, china or pottery store
20. Haberdashery
21. Hardware Store
22. Health Spas
23. Hobby shop
24. Household and electrical appliance store including incidental repair
25. Interior decorating studio
26. Jewelry store, including repair
27. Laundromats and self service washing and drying
28. Leather goods and luggage store
29. Library
30. Locksmith shop
31. Music, musical instruments and records including incidental repair
32. Offices
33. Off-street parking lots and/or garages
34. Opticians and optical goods
35. Package liquor and wine store
36. Paint and wallpaper store
37. Pet shop, excluding boarding and outside runs
38. Police and fire stations
39. Post office
40. Radio and television store (including repair)

41. Self-service gasoline station and self-serving car wash
42. Shoe store and shoe repair
43. Single- and two-family residential uses, provided that such uses occupy the second or third floor or attached to the rear of a commercial use
44. Sporting goods
45. Studios for professional work or teaching of any form of fine arts, photography, music, drama, or dance
46. Tailor shop
47. Toy store
48. Variety store, including notions and "Five and Ten" stores

B. ACCESSORY USES:

1. Customary accessory uses.
2. Fences and walls as regulated by Article XIII of this ordinance.
3. Signs as regulated by Article XIV of this ordinance.

C. CONDITIONAL USES: No building or occupancy permit shall be issued for any of the following, nor shall any of the following uses or any customary accessory buildings or uses be permitted until and unless the location of said use shall have been applied for and approved of by the Board of Adjustment as set forth in Section 9.14 of this Ordinance.

1. Service stations (including auto repairing, providing all repair except that of a minor nature (e.g. change of fan belt, minor carburetor adjustment, tire removal and/or replacement, windshield wiper replacement, etc.) is conducted wholly within a completely enclosed building and providing further that such service station is located adjacent to an arterial street as identified in the county adopted comprehensive plan).

D. AREA AND HEIGHT REGULATIONS: No building shall be erected or structurally altered hereafter except in accordance with the following regulations.

1. Minimum Lot Area - One (1) acre
2. Minimum Lot Width - One hundred (100) feet
3. Minimum Front Yard Depth - Fifty (50) feet; except when abutting a arterial street, then there shall be 100 feet
4. Minimum Side Yard Width - Restrictions when adjacent to a street, road, highway or other right-of-way when the required width shall be the same as required for a minimum front yard depth in this zone. When buildings abut each other, firewall construction, as required by the county's building code, shall be required. A side yard is never to be less than fifteen (15) feet
5. Minimum Rear Yard Depth - Fifty (50) feet
6. Maximum Building Height - Forty (40) feet
7. In the case of this zone, more than one principal building, as defined herein, may be constructed on one lot.

E. OTHER DEVELOPMENT CONTROLS:

1. Off-street parking and loading or unloading shall be provided in accordance with Articles XI and XII of this ordinance.
2. No outdoor storage of any material (usable or waste) shall be permitted in this zone except within enclosed approved containers.
3. No lighting shall be permitted which would glare from this zone onto any street, road, highway, deeded right-of-way or into any residential zone.
4. Where any yard of any use permitted in this zone abuts a residential zone, a minimum yard requirement of fifty (50) feet for each side and/or rear yard which abuts said zone shall be provided, ten (10) feet of which shall be maintained by a screening area, as regulated by Section 9.17 of this ordinance.
5. No use producing objectionable odors, noise, or dust shall be permitted within five hundred (500) feet from the boundary of any residential zone.
6. All business activities permitted within this zone shall be conducted within a completely enclosed building with the exception of off-street parking and loading and/or unloading areas.
7. A site plan, as regulated by Section 9.19 of this Ordinance, shall be required for any use permitted in this zone.