

SECTION 10.10 NEIGHBORHOOD COMMERCIAL (NC) ZONE

- A. **PURPOSE:** This zone is established to provide individual and coordinated development of convenience retail, service, and other uses which are oriented towards serving the daily needs of area residents.
- B. **PERMITTED USES:**
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
 5. Barber and beauty shop
 6. Book, stationery, or gift shop
 7. Camera and photographic supplies
 8. Candy store, soda fountain, ice cream store, excluding drive-ins
 9. Child care center
 10. Convenient food store, without gasoline pumps
 11. Delicatessen
 12. Drug store
 13. Dry cleaning and laundry pick-up station
 14. Eating and drinking places, excluding drive-ins
 15. Florist shop
 16. Garden supplies
 17. Glass, china, or pottery store
 18. Hardware store
 19. Hobby shop
 20. Interior decorating studio
 21. Jewelry store, including repair
 22. Library
 23. Locksmith shop
 24. Offices
 25. Off-street parking lots and/or garages
 26. Opticians and optical goods
 27. Paint and wallpaper store
 28. Pet shop, excluding boarding and outside runs
 29. Photocopy establishment
 30. Radio and television store (including repair)
 31. Shoe store and shoe repair
 32. Sporting goods
 33. Tailor shop
 34. Toy store
 35. Variety store, including notions and "five and ten" stores
 36. Video tape sales and rental

C. ACCESSORY USES:

1. Customary accessory structures and uses
2. Fences and/or walls, as regulated by Article XIII of this ordinance
3. Signs, as regulated by Article XIV of this ordinance
4. Accessory to any retail establishment the sale of Novelty Fireworks and Trick Noisemakers provided the sales are conducted indoors (i.e. no tents)

D. CONDITIONAL USES: No building or occupancy permit, including primary and accessory structures, shall be issued for any of the following uses unless the location of said use has been approved as set forth in Section 9.12.

1. Outdoor Dining, with an Eating Establishment as the primary use of the property, may be provided subject to the following requirements:
 - a. Such area shall be designed to clearly identify the limits of the outdoor dining area and be used only for dine-in sit-down patrons;
 - b. Such area be limited in use from 7:00 a.m. to 10:00 p.m.;
 - c. Such area shall not exceed forty (40) percent of the maximum seating capacity of the total dining area;
 - d. Entertainment, including live or electronic media, shall not be permitted within the outdoor dining area;
 - e. Such designated area shall not be located within the minimum required front, side, or rear yard, except where a variance has been approved.
 - f. Such designated area shall not encroach upon approved landscaped area, except where a variance has been approved.

E. AREA AND HEIGHT REGULATIONS:

1. Minimum lot area - Ten thousand (10,000) square feet
2. Minimum lot width at building setback line - Seventy (70) feet
3. Minimum front yard depth - Fifty (50) feet
4. Minimum side yard width - No restrictions except when adjacent to a street, road, highway, or other right-of-way, then the required width shall be the same as required for a minimum front yard depth in this zone. In the event a side yard is provided, it shall never 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 structure, as defined herein, may be constructed on one lot.

F. OTHER DEVELOPMENT CONTROLS:

1. Off-street parking and loading and/or unloading areas 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 containers.

3. No lighting shall be permitted which would glare from any use located within this zone onto any street or into any residential zone.
4. No use producing objectionable odors, noise, or dust shall be permitted within five hundred (500) feet from the boundary of any residential zone.
5. Screening areas and additional setbacks shall be provided in accordance with Section 9.15 of this ordinance.
6. All utilities must be underground in a new subdivision or development when transmission lines have to be extended or altered.
7. All business activities permitted within this zone shall be conducted within a completely enclosed building, with the exception of off-street parking, loading and/or unloading areas, outdoor play areas of child care centers, and conditionally approved outdoor dining areas.
8. A development plan, as regulated by Section 9.17 of this ordinance, shall be required for any use permitted in this zone.

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