

§ 211-14. Neighborhood Commercial Zone (NC).

The following shall apply in the Neighborhood Commercial Zone (NC):

A. Permitted uses shall be as follows: **[Amended 8-16-1988 by Ord. No. 88-64]**

- (1) Offices for members of a recognized profession or business, including but not limited to a physician, dentist, architect, engineer, planner, attorney, real estate broker, insurance agent or accountant and music, art or photography studios.
- (2) Any retail shopping facility or service establishment which supplies commodities or performs a service primarily for residents of the surrounding neighborhood, such as food convenience stores, delicatessens, meat markets, drugstores, variety stores, bakery shops, beauty shops, and dry cleaners. **[Amended 11-5-2007 by Ord. No. 2007-98]**
- (3) Child-care centers. **[Amended 5-3-1994 by Ord. No. 94-45]**
- (4) (Reserved)¹ **[Amended 5-18-1993 by Ord. No. 93-31]**
- (5) Veterinaries. **[Amended 5-18-1993 by Ord. No. 93-31]**
- (6) Financial institutions. **[Amended 5-18-1993 by Ord. No. 93-31]**
- (7) Churches and other places of worship.
- (8) Clubs and activities of a quasi-public, social, fraternal or recreational character. **[Amended 11-5-2007 by Ord. No. 2007-98]**
- (9) Restaurants, excluding fast-food and drive-through restaurants. **[Amended 11-5-2007 by Ord. No. 2007-98]**
- (10) Funeral homes. **[Added 2-16-1993 by Ord. No. 93-10]**

B. Required accessory uses shall be as follows. When any two or more commercial uses and activities are combined in one building or group of attached buildings, each commercial activity shall be considered a separate use for the purposes of providing off-street parking and loading, except as provided elsewhere herein.

- (1) Off-street parking.
- (2) Off-street loading.

C. Permitted accessory uses shall be as follows: **[Amended 8-16-1988 by Ord. No. 88-64]**

- (1) Private swimming pools.
- (2) Private tennis courts.
- (3) Storage sheds.
- (4) Detached garages.

1. Editor's Note: Former Subsection A(4), Detached single-family dwelling, amended 5-18-1993 by Ord. No. 93-31, was repealed 11-5-2007 by Ord. No. 2007-98.

D. Permitted signs shall be as follows:

- (1) One lighted home occupation announcement sign not exceeding two square feet in area.
- (2) One lighted sign, not to exceed 20 square feet in area, for each access drive to a hospital, church, school, college or similar use, plus additional signs, not to exceed four square feet in area, to provide direction to a specific building or buildings and to off-street parking areas.
- (3) Illuminated business signs, provided that the total area of any sign shall not exceed 40 square feet.

E. Conditional uses shall be as follows: **[Amended 8-16-1988 by Ord. No. 88-64]**

- (1) (Reserved)²
- (2) (Reserved)³
- (3) Combined residential and commercial uses in one structure, provided that the minimum floor area for the residential unit meets the requirements of this chapter, and further provided that only one residential unit shall be permitted in a building which has a square footage of up to 5,000 square feet. In regard to any building which has square footage in excess of 5,000 square feet, no residential unit shall be permitted.

F. Area, yard and building requirements. An attached group of stores shall be considered one building for application of the following area, yard and building requirements.

- (1) The minimum lot area shall be 18,000 square feet. No nonresidential use in the Neighborhood Commercial Zone shall be located on a parcel of less than one acre unless served by a sanitary sewer system. No residential dwelling unit in the Neighborhood Commercial Zone shall be located on a parcel of less than one acre unless served by either a sanitary sewer system or a community on-site waste water treatment system serving two or more residential dwelling units which meets the standards of § 211-9G(8)(b)[5] or [7], provided that the overall residential density on the parcel does not exceed one dwelling unit per acre. **[Amended 8-16-1988 by Ord. No. 88-65; 11-24-1992 by Ord. No. 92-77; 6-11-2002 by Ord. No. 2002-38; 3-4-2003 by Ord. No. 2003-25]**
- (2) The minimum lot width shall be 100 feet.
- (3) The minimum lot depth shall be 100 feet.
- (4) The minimum front yard setback shall be 60 feet from any proposed right-of-way line shown on the Master Plan. Said setback may be decreased to the prevailing setback on Bay Avenue with appropriate adjustments made in the location of parking areas.
- (5) The minimum side yard setback shall be 20 feet.
- (6) The minimum rear yard setback shall be 20 feet.

2. Editor's Note: Former Subsection E(1), Home occupations, was repealed 11-1-1994 by Ord. No. 94-96.

3. Editor's Note: Former Subsection E(2), Home professional offices, was repealed 11-1-1994 by Ord. No. 94-96.

- (7) The maximum building height shall be 40 feet.
 - (8) The maximum percent of building and impervious cover shall be 65%.
 - (9) The minimum percentage of green space shall be 35% and no more than 40% of the required green space shall be provided in the rear yard or side yard behind buildings. **[Amended 11-26-1991 by Ord. No. 91-69]**
- G. Access restrictions. Access to all uses, with the exception of professional and medical offices, shall be prohibited from local residential streets. **[Added 5-3-1994 by Ord. No. 94-45]**