

ARTICLE X

NSC NEIGHBORHOOD SERVICE COMMERCIAL DISTRICT

SECTION 10.01 PURPOSE

This district has the intent of providing areas wherein retail trade and service outlets can be located in order to satisfy the day to day needs of the residents in the immediate neighborhood.

SECTION 10.02 PERMITTED PRINCIPAL USES

The following uses are permitted as long as the use is conducted completely within an enclosed building:

Bakeries
Barber and beauty shops
Book and stationery stores
Clothing stores
Delicatessens
Drug stores
Dry cleaning and laundry and dry cleaning stores
Dry goods and notion stores
Gift shops
Hardware and paint stores
Medical and dental offices in complexes which may include:
 Garment and prosthetic appliance stores
 Medical, Dental, Optical Laboratories
 Pharmacies
Music stores
Novelty shops
Office supply stores
Offices for: finance
 insurance
 professionals
 real estate
Professional health care services
Public buildings
Public service installations
Religious institutions
Restaurants
Self-service laundry and dry cleaning stores
Shoe repair shops
Sporting goods store
Tailor and dressmaker shops
Variety stores
Veterinary clinics

Miscellaneous:

- Business management consultants
- Business service stores
- Consumer credit reporting agencies
- Mailing and stenographic services

SECTION 10.03 PERMITTED PRINCIPAL SPECIAL USES WITH CONDITIONS

- A. Automotive gasoline and service stations in accordance with the provisions of Article XV, "Special Uses" for this use.
- B. Drive-in retail and service establishments in accordance with the provisions of Article XV, "Special Uses" for these uses.
- C. Customary home occupations in existing single family homes, as conditioned by Section 18.21.

SECTION 10.04 PERMITTED ACCESSORY USES

- A. Normal accessory uses to all "Permitted Principal Uses."
- B. Normal accessory uses to all "Permitted Principal Special Uses."
- C. Customary home occupations in existing single family homes, as conditioned by Section 18.21.

SECTION 10.05 DIMENSIONAL REQUIREMENTS, EXCEPT AS OTHERWISE SPECIFIED IN THIS ORDINANCE

- A. LOT AREA: Minimum of one (1) acre per principal use, except where a lot or parcel is served by a public or common water supply system and a public wastewater sewer and treatment system, in which use the lot or parcel may have a minimum area of 10,000 square feet per principal use. Planned Shopping Centers shall meet the requirements of Article XV, "Special Uses" for a collective grouping of two (2) or more of the uses permitted in this district.
- B. LOT WIDTH: On roadways specified in Section 18.41 the minimum lot width shall be three hundred thirty (330) feet of actual road frontage, except where an easement is dedicated for a frontage road to serve the lot. If the lot is served by a dedicated frontage road, the minimum lot width shall be one hundred fifty (150) feet at building setback line, when on-site well water supply and septic tank wastewater disposal systems are used, or a minimum of 80 feet at building setback line, when public or common water supply and wastewater and treatment systems are directly accessible to the lot or parcel. *[amended 2000]*

- C. LOT COVERAGE: Maximum of 75%.
- D. YARD AND SETBACK REQUIREMENTS:
 - 1. FRONT YARD: Minimum from all road or highway right-of-way lines, as specified in Section 18.41.
 - 2. SIDE YARDS: Minimum of ten (10) feet for one (1) side yard, but a minimum total of twenty-five (25) feet for both side yards, except where a side yard abuts a road right-of-way line, the minimum shall be as specified in Section 18.41 or as specified in the Master Plan for Roads and Highways whichever is the greater. *[amended 2000]*
 - 3. REAR YARD: Minimum of fifty (50) feet.
- E. HEIGHT LIMITATIONS: Maximum of thirty-five (35) feet, except that a detached accessory structure shall not exceed twenty (20) feet.

SECTION 10.06 LOCATION AND SITE DEVELOPMENT REQUIREMENTS

- A. The site shall have at least one (1) property line abutting either: (1) a major road or highway arterial, as defined in the Master Plan, upon which it fronts and from which it has its most direct vehicular access by means of a frontage access road/drive in accordance with Section 18.26 or (2) an approved private road connecting directly to a major road or highway arterial. *[amended 2000]*
- B. All vehicular ingress and egress shall be from an acceleration and deceleration lane to a frontage access road in accordance with Section 18.26, or an approved private road connecting directly to a major road or highway arterial as defined in the Master Plan. *[amended 2000]*
- C. The outdoor storage of goods, materials, trash and garbage is not permitted, except as provided in Section 18.23 and 18.30.