

SECTION 10.11 NSC NEIGHBORHOOD SHOPPING CENTER ZONE

- A. **PURPOSE:** This zone is established to provide for convenience and comparative retail, service, and other uses, within a planned and coordinated development. Such a development should consist of at least three businesses.
- 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 shops
 6. Beauty shops
 7. Book, stationery, or gift shop
 8. Camera and photographic supplies
 9. Candy store, soda fountain, ice cream store, excluding drive-ins
 10. Child care centers
 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. Food store and supermarket
 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 store, 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 offices
40. Radio and television stores, including repair
41. Shoe store and shoe repair
42. Sporting goods
43. Studios for professional work or teaching of any form of fine arts, photography, music, drama, or dance
44. Tailor shop
45. Toy store
46. Variety store, including notions and "Five and Ten" stores

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

D. 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 and 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 Sections 9.12 and 18.7 of this ordinance.

1. Self storage facility, including the outside storage of boats, recreational vehicles, and similar type equipment

E. AREA AND HEIGHT REGULATIONS

1. Minimum building site area - Five (5) acres
2. Maximum building site area - Ten (10) acres
3. Minimum lot area within minimum building site - One (1) acre
4. Minimum yard requirements - Fifty (50) feet for each front, side, and rear yards, except where the building site abuts an arterial street, as identified in the adopted Comprehensive Plan, then there shall be a minimum yard requirement of one hundred (100) feet
5. Maximum building height - Forty (40) feet
6. In the case of this zone more than one principal structure, as defined herein, may be constructed within the minimum building site area

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 and except as permitted by the Board of Adjustment as part of a self storage facility.
3. No lighting shall be permitted which would glare from any use located within this zone onto any street or into any adjacent property.
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:
 - a. off-street parking and loading and/or unloading areas
 - b. the outdoor play areas of child care centers
 - c. open air display area, subject to the following requirements:
 - (1) shall be located on the same lot as the primary permitted use
 - (2) no sales transactions shall be permitted
 - (3) such area shall be clearly identified on the development plan as "outside display area"
 - (4) shall be enclosed and/or surrounded by a building or group of buildings, be screened by a masonry wall or other screening material such as a fence, landscaping, or dense live plant material, or be completely located under a roof overhang. In all cases, a sufficient pedestrian walkway width shall be maintained
8. A development plan, as regulated by Section 9.17 of this ordinance, shall be required for any use permitted in this zone. Such site plan shall include the layout of the entire area of the proposed shopping center and shall take into consideration internal and external pedestrian and vehicular access and the functional relationship of uses within the shopping center.
9. To promote the continued use of commercial structures located adjacent to an arterial street in the NSC Zone on a lot of at least three (3) acres minimum, the existing structure(s) of a nonconforming commercial use shall be permitted to be enlarged for the continuation, but not any expansion of the current nonconforming use only. Any such enlargement shall strictly comply with all applicable planning and zoning or other regulations of the city; and shall only be permitted to meet any federal, state, or local health and/or safety rules, regulations, or guidelines.