
SECTION 10.16 NSC (NEIGHBORHOOD SHOPPING CENTER) ZONE**A. 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 with drive-in windows
5. Barber and beauty shops
6. Book, stationery, or gift shop
7. Camera and photographic supplies
8. Candy store, soda fountain, ice cream store, excluding drive-ins
9. Delicatessen
10. Drug store
11. Dry cleaning and laundry pick-up station
12. Eating and drinking places, excluding drive-ins
13. Florist shop
14. Food store and supermarkets
15. Furniture store
16. Garden supplies
17. Glass, china, or pottery store
18. Haberdashery
19. Hardware store
20. Health spas
21. Hobby shop
22. Household and electrical appliance store, including incidental repair
23. Interior decorating studio
24. Jewelry store, including repair
25. Laundromats and self-service washing and drying
26. Leather goods and luggage store
27. Library
28. Locksmith shop
29. Music, musical instruments, and records, including incidental repair
30. Off-street parking lots and/or garages
31. Offices
32. Opticians and optical goods
33. Package liquor and wine store, excluding drive-ins
34. Paint and wallpaper store
35. Pet shop, excluding boarding and outside runs
36. Police and fire stations
37. Post office
38. Radio and television store, including repair
39. Shoe store and shoe repair

40. Sporting goods
41. Studios for professional work or teaching of any form of fine arts, photography, music, drama, or dance
42. Tailor shop
43. Toy store

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

1. Minimum lot area - Five (5) acres, except where area restrictions are less, as identified in the adopted comprehensive plan; however, development of a smaller tract adjacent to an existing development site may be permitted providing the proposed development conforms to and extends the original development as if the new site has been a part of the originally approved site plan layout.
2. Minimum building site area - One (1) acre and shall abut a deeded right-of-way. In the case of this zone, more than one principal building, as defined herein, may be constructed within the minimum building site area.
3. Minimum lot width at building setback line - One hundred (100) feet
4. Minimum front yard depth - Fifty (50) feet
5. Minimum side yard width - No restrictions, except 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 building code, shall be required. In the event a side yard is provided, it shall never be less than fifteen (15) feet
6. Minimum rear yard depth - Fifty (50) feet
6. Maximum building height - Forty (40) feet or three (3) stories

D. OTHER DEVELOPMENT CONTROLS

1. Off-street parking and loading and/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 containers.
3. No private lighting shall be permitted which would glare from this zone onto any street, or into any residential zone.
4. Screening and landscaping shall be provided, as regulated by Section 9.17 of this ordinance. In no case shall the minimum planting strip be

required to exceed the minimum setback requirement established for this zone.

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.