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**SECTION 10.10 NC (NEIGHBORHOOD COMMERCIAL) 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. Eating and drinking places excluding drive-ins
12. Florist shop
13. Food store and supermarkets
14. Furniture store
15. Garden supplies
16. Glass, china, or pottery store
17. Haberdashery
18. Hardware store
19. Hobby shop
20. Household and electrical appliance store, including incidental repair
21. Interior decorating studio
22. Jewelry store, including repair
23. Leather goods and luggage store
24. Library
25. Locksmith shop
26. Music, musical instruments, and records, including incidental repair
27. Offices
28. Opticians and optical goods
29. Package liquor and wine store
30. Paint and wallpaper store
31. Pet shop, excluding boarding and outside runs
32. Police and fire stations
33. Post office
34. Radio and television store (including repair)
35. Shoe store and shoe repair
36. Sporting goods
37. Studios for professional work or teaching of any form of fine arts, photography, music, drama, or dance
38. Tailor shop

- 39. Taverns, provided they are located at least three hundred seventy-five (375) feet from any church, school, nursery school, or dwelling unit
- 40. Toy store
- 41. Variety store, including notions and "five and ten" stores

**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. CONDITIONAL USES:** The following uses or any customary accessory buildings or uses, subject to the approval of the board of adjustment, as set forth in Sections 9.14 and 18.7 of this ordinance.

- 1. Service stations (including auto repairing, providing all repair except that of a minor nature -- e.g., change of fan belt, minor carburetor adjustment, tire removal and/or replacement, windshield wiper replacement, etc. -- is conducted wholly within a completely enclosed building and providing further that such service station is located adjacent to an arterial street, as identified in the adopted comprehensive plan).
- 2. Nursery schools, subject to the following conditions:
  - a. All areas used for parking, or for ingress to or egress from the nursery school shall be physically separated from adjacent areas in such a manner that vehicular access thereto from adjoining areas used for parking, or ingress or egress is prevented thereby;
  - b. Outdoor play areas required by state statutes or regulation shall be located in the rear of the nursery school and exclusive of areas used for parking, ingress or egress;
  - c. All ingress to and egress from the nursery school shall be restricted to collector or arterial streets; and
  - d. Screening shall be provided to separate the outdoor play areas of nursery schools to prevent visual and physical contact therewith from permitted and conditional uses outside the area of the nursery school.

**D. AREA AND HEIGHT REGULATIONS:** No building shall be erected or structurally altered hereafter except in accordance with the following 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, 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
5. Minimum rear yard depth - Fifteen (15) feet
6. Maximum building height - Thirty-five (35) feet
7. In the case of this zone, more than one principal building, as defined herein, may be constructed on one lot.

#### E. 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 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 by 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, and the outdoor play areas of nursery schools, and outdoor seating areas for taverns and restaurants, provided:
  - a. No amplified sound is provided to or from those areas;
  - b. No sound from those areas unreasonably interferes with the use and enjoyment of any property; and
  - c. Those areas within eight hundred seventy-five (875) feet of any dwelling unit are surrounded by a solid fence or wall at least six (6) feet high.
7. A site plan, as regulated by Section 9.19 of this ordinance, shall be required for any use permitted in this zone.