
SECTION 10.11 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. Offices
31. Off-street parking lots and/or garages
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. Tavern
- 44. Toy store
- 45. 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 use subject to the approval of the Board of Adjustment, as set forth in Section 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).

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

- 1. Minimum building site area - Five (5) acres and shall abut a deeded right-of-way. In the case of this zone, more than one principal building, as defined herein, may be permitted to be constructed within the minimum building site area.
- 2. Minimum yard requirements - Fifty (50) feet for each front, side (on each side of the building), and rear yards
- 3. Maximum building height - Thirty (35) feet

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 adjacent property.

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.
7. A site plan, as regulated by Section 9.19 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 good shopping center design (i.e., internal and external good pedestrian and vehicle access) and functional relationships of uses within the shopping center.