
SECTION 10.16 NC (NEIGHBORHOOD COMMERCIAL) ZONE

A. PERMITTED USES

1. Apparel shop
2. Art supplies
3. Automobile laundry, provided it has a minimum of 150 feet of lot frontage on each of two (2) public streets
4. Automotive parts and accessories store
5. Bakery and bakery goods store, provided the products are sold exclusively on the premises
6. Banks and other financial institutions, including savings, loan, and finance companies with drive-in windows
7. Barber and beauty shops
8. Batting cages, provided they are in a completely enclosed building
9. Book, stationery, or gift shop
10. Camera and photographic supplies
11. Candy store, soda fountain, ice cream store, excluding drive-ins
12. Child-care center
13. Convenient store, provided it is located on a lot with at least 200 feet of lot frontage and the primary building is set back a minimum of 100 feet from the front property line
14. Delicatessen
15. Drug store
16. Eating places, excluding drive-ins
17. Florist shop
18. Food store and supermarkets
19. Fuel dispensing facilities when incidental to and operated as a part of and located within 1,000 feet of a grocery store containing at least 60,000 gross square feet
20. Funeral parlors
21. Furniture store
22. Glass, china, or pottery store
23. Haberdashery
24. Hardware store
25. Health spas
26. Hobby shop
27. Household and electrical appliance store, including incidental repair
28. Interior decorating studio
29. Jewelry store, including repair
30. Laundromats and self-service washing and drying
31. Leather goods and luggage store
32. Library
33. Locksmith shop
34. Music, musical instruments, and records, including incidental repair

- 35. Nursery school
- 36. Off-street parking lots and/or garages
- 37. Offices
- 38. Opticians and optical goods
- 39. Paint and wallpaper store
- 40. Pet shop, excluding boarding and outside runs
- 41. Police and fire stations
- 42. Post office
- 43. Radio and television store, including repair
- 44. Retail laundry and dry cleaning
- 45. Shoe store and shoe repair
- 46. Small printing establishments
- 47. Sporting goods
- 48. Sports facilities
- 49. Studios for professional work or teaching of any form of fine arts, photography, music, drama, or dance
- 50. Tailor shop
- 51. Toy store
- 52. Variety 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 accessory buildings or uses, subject to the approval of the board of adjustments, as set forth in Sections 9.14 and 18.0 of this ordinance:

- 1. Auto repair shops, provided that:
 - a. All repair, except that of a minor nature – e.g., change of fan belt, minor carburetor adjustment, tire removal, etc. – is conducted wholly within a completely enclosed building.
 - b. It is located adjacent to an arterial street, as identified in the adopted Comprehensive Plan.
 - c. It has a minimum of 125 feet of lot frontage on each of two (2) public streets.
- 2. Outdoor Dining provided that such area meets the following requirements:
 - a. Such area shall be designed to clearly identify the limits of the outdoor seating area, which shall not include any drive-thru facility.
 - b. Such area shall not exceed twenty-five (25) percent of the maximum seating capacity of the indoor seating area.

- c. Entertainment, music, and sound amplifying systems shall not be permitted within the outdoor seating areas.
- d. Such areas shall not be permitted to locate within any minimum required front, side, or rear yard except where a variance has been approved by the Board of Adjustments. If the outdoor seating areas are to be located within 340 feet of any residence, then the seating areas shall be operated no later than ten (10) o'clock p.m. on Sunday through Thursday inclusive, and no later than eleven (11) o'clock p.m. on Friday and Saturday.

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; except when rail spur forms rear property line, no rear yard setback is required
6. Maximum building height - Forty (40) 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. Where any yard of any use permitted in this zone abuts a residential zone, a minimum yard requirement of fifty (50) feet for each side and/or rear yard which abuts said zone shall be provided, ten (10) feet of which shall be maintained by a screening area, as regulated by Section 9.17 of this ordinance.
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.

7. A site plan, as regulated by Section 9.19 of this ordinance, shall be required for any use permitted in this zone.
8. All utilities must be underground when any new development occurs.
9. Retail laundry and dry cleaning establishments shall comply with the following requirements: (1) the dry cleaning shall be performed using a single machine process; (2) machines used for dry cleaning shall not have direct ventilation of outside air; and (3) waste material generated by dry cleaning machines shall not be discharged into the public sanitary sewer system.