
SECTION 10.17 NC-2 (NEIGHBORHOOD COMMERCIAL-TWO) ZONE**A. PERMITTED USES**

1. Apparel shop
2. Art supplies
3. Auto laundry
4. Automotive parts and accessories store
5. Automotive service and repairs, provided that all repair shall be conducted wholly within a completely enclosed building, and providing further that all vehicles, awaiting repair, be screened from view from adjacent property, and be located adjacent to an arterial or collector street, as identified in the Adopted Comprehensive Plan.
6. Bakery and bakery goods store, provided the products are sold exclusively on the premises
7. Banks and other financial institutions, including savings, loan, and finance companies with drive-in windows
8. Barber and beauty shops
9. Book, stationery, or gift shop
10. Camera and photographic supplies
11. Candy store, soda fountain, ice cream store, excluding drive-ins
12. 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
13. Delicatessen
14. Drug store
15. Eating places, excluding drive-ins
16. Florist shop
17. Food store and supermarkets, with no gas pumps
18. Funeral Parlors
19. Furniture store
20. Glass, china, or pottery store
21. Haberdashery
22. Hardware store
23. Health spas
24. Hobby shop
25. Household and electrical appliance store, including incidental repair
26. Interior decorating studio
27. Jewelry store, including repair
28. Laundromats and self-service washing and drying
29. Leather goods and luggage store
30. Library
31. Locksmith shop
32. Music, musical instruments and records, including incidental repair
33. Off-street parking lots and/or garages

34. Offices
35. Opticians and optical goods
36. Package liquor and wine store
37. Paint and wallpaper store
38. Pet shop, excluding boarding and outside runs
39. Police and fire stations
40. Post office
41. Radio and television store (including repair)
42. Retail laundry and dry cleaning
43. Service Stations, including auto repairing, provided 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 and provided further that such service is located adjacent to an arterial street, as identified in the Adopted Comprehensive Plan.
44. Shoe store and shoe repair
45. Small printing establishments
46. Sporting goods store
47. Studios for professional work or teaching of any form of fine arts, photography, music, drama, or dance
48. Tailor shop
49. Tool rental, provided all rental equipment is stored inside
50. Toy shop

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 by the Board of Adjustment, as set forth in Sections 9.14 and 18.0 of this ordinance:

1. 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
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.
7. A site plan, as regulated by Section 9.19 of this ordinance, shall be required for any use permitted in this zone.

8. New construction or renovation shall be compatible with the architectural style (i.e., building materials, design elements) of other commercial structures recently developed in the area.