
SECTION 10.14 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 shops
6. Beauty shops
7. Billiard or pool hall, bowling lanes
8. Book, stationery, or gift shop
9. Camera and photographic supplies
10. Candy store, soda fountain, ice cream store, excluding drive-ins
11. Delicatessen
12. Drug store
13. Dry cleaning and laundry pick-up station
14. Eating places - carry-out
15. Florist shop
16. Food store and supermarkets - no consumption of food or beverages on premises
17. Furniture store
18. Garden supplies
19. Glass, china, or pottery store
20. Haberdashery
21. Hardware store
22. Health spas
23. Hobby shop
24. Household and electrical appliance store, including incidental repair
25. Interior decorating studio
26. Jewelry store, including repair
27. Laundromats and self-service washing and drying
28. Leather goods and luggage store
29. Library
30. Locksmith shop
31. Music, musical instruments, and records, including incidental repair
32. Off-street parking lots and/or garages
33. Offices
34. Opticians and optical goods
35. Package liquor and wine store
36. Paint and wallpaper store
37. Pet shop, excluding boarding and outside runs
38. Police and fire stations

39. Pools
40. Post office
41. Radio and television store, including repair
42. Shoe store and shoe repair
43. Skating rinks
44. Small printing establishments
45. Sporting goods
46. Studios for professional work or teaching of any form of fine arts, photography, music, drama, or dance
47. Tailor shop
48. Tennis courts
49. Theater, indoor
50. Toy store
51. 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 by the board of adjustment, as set forth in Sections 9.14 and 18.7 of this ordinance:

1. Taverns, provided the conditional use is not within one thousand (1,000) feet of another tavern, a structure used for a public or parochial school, or a church; and complies with all other federal, state, and local laws. Distances indicated are as measured in a straight line between those portions of the structure closest to each other.
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 building site area - Four (4) 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 site), and rear yards, except where the lot abuts an arterial street, as identified in the adopted comprehensive plan, then there shall be a minimum yard requirement of one hundred (100) feet
3. Maximum building height - Fifty (50) 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. 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 maintained by a screening area, as regulated by Section 9.17 of this ordinance, shall be provided.
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.
8. All utilities must be underground when a new development occurs.