

**SECTION 10.14 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. Billiard or pool hall
7. Book, stationery, or gift shop
8. Camera and photographic supplies
9. Candy store, soda fountain, ice cream store, excluding drive-ins
10. Delicatessen
11. Drug store
12. Dry cleaning and laundry pick-up station
13. Eating and drinking places, excluding drive-ins
14. Florist shop
15. Food store and supermarkets
16. Furniture store
17. Garden supplies
18. Glass, china, or pottery store
19. Haberdashery
20. Hardware store
21. Health spas
22. Hobby shop
23. Household and electrical appliance store, including incidental repair
24. Interior decorating studio
25. Jewelry store, including repair
26. Laundromats and self-service washing and drying
27. Leather goods and luggage store
28. Library
29. Locksmith shop
30. Microbrewery
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. Post office

40. Radio and television store, including repair
41. Service station
42. Shoe store and shoe repair
43. Sporting goods
44. Studios for professional work or teaching of any form of fine arts, photography, music, drama, or dance
45. Tailor shop
46. Toy store
47. Variety store, including notions and "five and ten" stores
48. Animal Clinics, excluding boarding and outside runs

**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
4. Electro-mechanical games - being defined as electro-mechanical pin ball machines and video games specifically designed, constructed, set up and kept to be played for amusement only

**C. CONDITIONAL USES:** The following uses, or any customary accessory buildings or uses, in connection therewith, subject to the approval of the board of adjustment, as set forth in this Section and in Sections 18.5 and 18.7 of this ordinance.

1. Outdoor dining, in connection with a restaurant, provided that such area meets the following minimum requirements:
  - a. Such area shall be designed to clearly identify the limits of the outdoor dining area, which shall not include any drive-thru facility.
  - b. Such area shall not exceed fifty (50) percent of the maximum seating capacity of the indoor dining area.
  - c. Entertainment, music, and sound amplifying systems shall be permitted within the outdoor dining area between the hours of six (6) o'clock p.m. and ten (10) o'clock p.m. on Thursday, between six (6) o'clock p.m. and eleven (11) o'clock p.m. on Friday and Saturday, and six (6) o'clock p.m. and nine (9) o'clock p.m. on Sunday with a decibel level of ninety (90) at the property line, provided the property is not adjacent to residential uses. No live music will be permitted Monday through Wednesday.
  - d. Such area shall not be permitted to locate within any minimum required front, side, or rear yard.
  - e. Outdoor dining 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. No outdoor storage of any usable material shall be permitted except in accordance with Section 10.12, E., 6., below.
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 outdoor dining facilities. The display of merchandise is permitted on sidewalks only subject to the following restriction:
  - a. Only merchandise for sale, including plants and gardening materials, may be displayed.
  - b. Displays are limited to the area directly in front of a commercial establishment offering the items for sale. The front of a commercial

- establishment shall be that side of a building where there is a public entrance.
- c. Displays may not be located within six feet of the edge of the sidewalk nearest the curb, and shall allow for six feet of clear width on the sidewalk in any case.
  - d. Displays shall not block ingress or egress to any entrances or exits or adjoining buildings or properties.
  - e. No stacks of any material or pallets higher than five (5) feet.
  - f. No such displays shall engage the use of electricity nor shall such displays be animated or use lights or noise making devices.
  - g. Cooking or grilling is not permitted anywhere on sidewalk nor in the parking 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. Additional Construction Standards
    - (a) Exterior Wall Materials
      - (i) Primary Building Materials may be used for up to 100% of the exterior wall surface area. Permitted primary materials include the following materials; brick, wood “clapboard” type siding, wood composite “clapboard” type siding or cement board “clapboard” type siding, stone, tile, glass or concrete which is formed to have a masonry unit appearance may be used.
      - (ii) Secondary Building Materials may be used for trim, detailing, and incidental or secondary wall areas. These secondary materials may not exceed 40% of the exterior wall surface area. Permitted secondary materials include; architectural grade metals, EIFS/stucco, glass block and precast concrete. Only architectural grade materials shall be used.
      - (iii) Prohibited Building Materials may not be utilized at all. These prohibited materials include; plain/smooth faced CMU, flimsy or synthetic appearing exterior wall materials (such as ribbed, industrial style metal siding, exposed fastener metal wall panels, vinyl siding, T111 or other hard board type materials that are manufactured in sheets) are not permitted.
    - (b) Roofs – Materials for any pitched roof shall be architectural grade, three dimensional shingles or tiles, slate, or standing seam metal.
    - (c) Mechanicals
      - (i) All mechanical equipment shall be screened from view of the public street frontage or a private access drive which

functions as a street. This does not include equipment that is required by a public utility company (i.e. Electric/gas meters, etc.).

- (ii) Ground mounted equipment shall be screened either with landscaping or enclosed within a structure which uses the same materials, colors, or design detailing as the principal building.
- (iii) If roof mounted, mechanical equipment shall be screened by a parapet wall or stage set roof types (for flat roofed buildings). If used, the parapet wall shall be designed and constructed as an integral part of the overall building. For roof mounted equipment on pitched roofed buildings, the equipment shall be wholly contained within roof structure.