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**SECTION 10.18 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. Bowling alley
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 (excluding drive-ins) and taverns
15. Florist shop
16. Food store and supermarkets
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. Post office

40. Racquetball, tennis, handball, and other similar facilities
  41. Radio and television store, including repair
  42. Service stations
  43. Shoe store and shoe repair
  44. Sporting goods
  45. Studios for professional work or teaching of any form of fine arts, photography, music, drama, or dance
  46. Tailor shop
  47. Toy store
  48. Variety store, including notions and "five and ten" stores
  49. Animal clinics, excluding boarding and outside runs
- B. **CONDITIONAL USES:** The following uses or any customary accessory buildings or uses, subject to the approval of the board of adjustment, as set forth in Sections 9.14 and 18.7 of this ordinance.
1. Outdoor dining, 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
    - b. Such area shall not exceed forty (40) percent of the maximum seating capacity of the indoor dining area
    - c. Entertainment shall not be permitted within the outdoor dining areas
    - d. Such area 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 adjustment
- C. **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
- 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 materials, supplies, or products shall be permitted in this zone.
3. No lighting shall be permitted which would glare from this zone onto any street, or into any residential zone.
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 for 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. Except as herein provided, 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. All utilities must be underground when any new development occurs.
9. No outdoor storage of any waste materials shall be permitted in this zone, except within enclosed containers.
10. Business buildings within this zone may outline the top of the building on three (3) sides with a single strand of LED building accent lights.
11. No lighting shall be permitted that would glare from this zone onto any street or into any residential zone
12. No Animated, projecting, revolving, and moving lights, including those which create the appearance of animation, projection, revolving, or movement, or utilize flashing or intermittent lights, or lights of changing degrees of intensity shall be permitted.