

SECTION 10.14 NC (NEIGHBORHOOD COMMERCIAL) ZONE**A. PERMITTED USES:** The following retail and service businesses:

1. Apparel shop
2. Art supplies
3. Automobile laundry
4. Bakery and bakery goods store, provided the products are sold exclusively on the premises
5. Banks and other financial institutions, including savings, loan, and finance companies with drive-in windows
6. Barber and beauty shops
7. Billiard or pool hall
8. Book, stationery, or gift shop
9. Camera and photographic supplies
10. Candy store, soda fountain, ice cream store, excluding drive-ins
11. Child day care center
12. Delicatessen
13. Drug store
14. Dry cleaning and laundry pick-up station
15. Eating and drinking places (excluding drive-ins)
16. Florist shop
17. Food store and supermarkets
18. Furniture store
19. Garden supplies
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. Indoor batting cage
27. Interior decorating studio
28. Jewelry store, including repair
29. Laundromats and self-service washing and drying
30. Leather goods and luggage store
31. Library
32. Locksmith shop
33. Music, musical instruments, and records, including incidental repair
34. Off-street parking lots and/or garages
35. Offices, including medical and dental
36. Opticians and optical goods
37. Package liquor and wine store
38. Paint and wallpaper store
39. Pet shop, excluding boarding and outside runs
40. Police and fire stations

41. Post office
42. Radio and television store, including repair
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. Automotive parts and accessories stores
50. Veterinary offices for small animals and small animal clinics

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 of the board of adjustment, as set forth in Sections 9.14 and 18.7 of this ordinance.

1. Service stations (including auto repairing, providing all repair except that of a minor nature -- e.g., change of fan belt, minor carburetor adjustment, tire removal and/or replacement, windshield wiper replacement, etc. -- is conducted wholly within a completely enclosed building and providing further that such service station is located adjacent to an arterial street, as identified in the adopted comprehensive plan).
2. Miniature golf course (Putt - Putt)
3. Churches and other buildings for the purpose of religious worship, teaching or education. In connection with such uses, and located within the same building, residential dwelling units shall be permitted as an accessory function provided they are located on a second story of the building (not including a basement).
4. Outdoor dining in connection with either: (1) a restaurant without a liquor license; or (2) a restaurant with a restaurant wine and drink license, 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 twenty-five (25) percent of the maximum seating capacity of the indoor dining area
 - c. Entertainment, music, and sound amplifying systems shall not be permitted within the outdoor dining 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
- e. Outdoor dining areas shall be operated no later than (10:00) o'clock p.m. on Sunday through Thursday inclusive, and no later than eleven (11:00) 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, except that nonconforming uses may continue to utilize an existing outside display area not to exceed five (5) percent of the gross floor area of the nonconforming use. Nonconforming uses involved in the sale of new and used cars may continue to use that area which was utilized for the display of automobiles at the time the zoning ordinance was adopted. Such display areas shall be maintained in a state of good repair. Display areas shall not impair the movement of either pedestrian or vehicular movement.
- 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. All business activities permitted within this zone shall be conducted within a completely enclosed building with the exception of:
 - (a) outdoor dining facilities
 - (b) off-street parking and loading and/or unloading areas
 - (c) outside display area as herein defined, not to exceed five (5) percent of the gross floor area. Businesses involved in the sale of new and used cars may utilize an area larger than five (5) percent for display and sale purposes. Outside display areas shall be kept in a state of good repair at all times. Display areas shall not be situated in a manner as to impair either pedestrian or vehicular traffic
 - (d) miniature golf course (Putt - Putt)
 - (e) the outdoor play areas of child day care centers
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, T1-11 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.