

SECTION 10.15 NSC (NEIGHBORHOOD SHOPPING CENTER) ZONE**A. PERMITTED USES:** The following retail and service businesses:

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. Clinics – medical or dental
11. Delicatessen
12. Drug store
13. Dry cleaning and laundry pick-up station
14. Eating and drinking places (excluding drive-ins)
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, including medical and dental
34. Opticians and optical goods
35. Package liquor and wine store, excluding drive-ins
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. Shoe store and shoe repair
42. Sporting goods
43. Studios for professional work or teaching of any form of fine arts, photography, music, drama, or dance
44. Tailor shop
45. Toy store
46. 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 of the board of adjustment, as set forth in Sections 9.14 and 18.7 of this ordinance.

1. Churches
2. Community centers
3. Nursery school
4. 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).
5. 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.
6. Completely enclosed self-storage facilities, subject to the following standards:

- a. The facility must only allow for interior access to individual storage units in which all loading and unloading to individual storage units must be conducted indoors and may not be accessed along an exterior wall;
- b. No outdoor storage or storage containers are permitted on the site;
- c. All units in the facility must be temperature controlled;
- d. The facility must be located on a lot with at least 300 feet of frontage along an arterial street and said frontage must be zoned NSC;
- e. The facility must not be within 250 feet, lot line to lot line, of another storage facility and only one such facility shall be permitted on a single lot; and
- f. The lot shall not be less than five (5) acres.

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 - Five (5) 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), 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 - Forty (40) 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, 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 adjacent property.
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: (1) outdoor dining facilities; (2) off-street parking and loading and/or unloading areas; and (3) 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; (4) the outdoor play areas of nursery schools; (5) miniature golf course (Putt - Putt); and (6) exterior sales of seasonal garden supplies and plantings.
 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. 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.