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**SECTION 10.8 NC (NEIGHBORHOOD COMMERCIAL) ZONE****A. PERMITTED USES:**

1. Animal clinics.
2. Apparel shop.
3. Art galleries.
4. Art supplies.
5. Bakery and bakery goods store, provided the products are sold exclusively on the premises.
6. Banks and other financial institutions, including savings, loan, and finance companies with drive - in windows.
7. Barber and beauty shops.
8. Book, stationery, or gift shop.
9. Camera and photographic supplies.
10. Candy store, soda fountain, ice cream store, including drive-thrus and excluding drive – ins.
11. Delicatessen store.
12. Drug store, including drive-thrus.
13. Dry cleaning and laundry pick - up station.
14. Eating and drinking places, including drive-thrus and 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. Hospitals.
25. Household and electrical appliance store, including incidental repair.
26. Interior decorating studio.
27. Jewelry store, including repair.
28. Laundromats and self - service washing and drying.
29. Leather goods and luggage store.
30. Library.
31. Locksmith shop.
32. Music, musical instruments, and records, including incidental repair.
33. Offices.
34. Off - street parking lots and/or garages.
35. Opticians and optical goods.
36. Package liquor and wine store, excluding drive-ins and drive-thrus.
37. Paint and wallpaper store.
38. Pet shop, excluding boarding and outside runs.

39. Police and fire stations.
40. Post office.
41. Radio and television store (including repair).
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. Nursery schools.
49. Outdoor dining in connection with a restaurant provided that such outdoor dining area meets the following minimum requirements:
  - a. Such area shall be designed to identify clearly the limits of the outdoor dining area, which shall not include any drive-thru facility.
  - b. Entertainment, music, and sound amplifying systems shall comply with the Park Hills ordinance governing Noise Control.
  - c. Such area shall not be permitted to locate within any minimum required side, or rear yard.
  - d. Outdoor dining areas shall be operated no later than 10:00 p.m. on Sunday through Thursday, inclusive, and no later than 11:00 p.m. on Friday and Saturday.

**B. ACCESSORY USES:**

1. Customary accessory uses.
2. Fences and walls, as regulated by Article XVI of this Ordinance.
3. Signs, as regulated by Article XV of this Ordinance.

**C. CONDITIONAL USES:** No building or occupancy permit shall be issued for any of the following, nor shall any of the following uses or any customary accessory buildings or uses be permitted until and unless the location of said use shall have been applied for and approved by the Board of Adjustment, as set forth in Section 9.13 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 for Park Hills).

**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 - Fifty (50) 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, then 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 Park Hills 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 - five (45) feet.
7. In the case of this zone, more than one principal building, as herein defined, may be constructed on one lot.

E. OTHER DEVELOPMENT CONTROLS:

1. Animal clinics and hospitals are limited to making outside runs during daytime hours.
2. Off - street parking and loading and/or unloading shall be provided in accordance with Articles XIII and XIV of this Ordinance.
3. No outdoor storage of any material (usable or waste) shall be permitted in this zone except within enclosed containers.
4. No lighting shall be permitted which would glare from this zone onto any street, road, highway, deeded right - of - way, or into any residential zone.
5. Screening and landscaping shall be provided, as regulated by Section 9.16 of this ordinance. In no case shall the minimum planting strip be required to exceed the minimum setback requirement established for this zone.
6. No use producing objectionable odors, noise, or dust shall be permitted within five hundred (500) feet from the boundary of any residential zone.
7. All business activities permitted within this zone shall be conducted within a completely enclosed building with the exception of off - street parking, loading, or unloading areas, and the outdoor play areas of nursery schools.
8. A site plan, as regulated by Section 9.18 of this Ordinance, shall be required for any use permitted in this zone.