

SECTION 10.15 NSC NEIGHBORHOOD SHOPPING CENTER ZONE:

- A. USES PERMITTED: The following retail sales or 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
 5. Barber and beauty shop
 6. Beauty shops
 7. Billiard or pool hall
 8. Book, stationary, or gift shop
 9. Camera and photographic supplies
 10. Candy store, soda fountain, ice cream store, excluding drive-ins
 11. Computer store – retail
 12. Computer store - service
 13. Delicatessen
 14. Drug store
 15. Dry cleaning and laundry pick-up station
 16. Eating and drinking places, excluding drive-ins
 17. Florist shop
 18. Food store and supermarkets
 19. Furniture store
 20. Garden supplies
 21. Glass, china, or pottery store
 22. Haberdashery
 23. Hardware store
 24. Health spas
 25. Hobby shop
 26. Household and electrical appliance store, including incidental repair
 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 store, including incidental repair
 34. Nursery School
 35. Offices
 36. Off-street parking lots and garages
 37. Opticians and optical goods
 38. Package liquor and wine store
 39. Paint and wallpaper store

40. Pet shop, excluding boarding and outside runs
41. Police and fire stations
42. Post office
43. Radio and television store, including repair
44. Shoe store and shoe repair
45. Sporting goods
46. Studios for professional work or teaching of any form of fine arts, photography, music, drama, or dance
47. Tailor shop
48. Toy store
49. Variety store, including notions and "Five and Ten" stores

B. ACCESSORY USES:

1. Customary accessory buildings and uses
2. Fences and walls as regulated by Article XI of this ordinance
3. Signs as regulated by Article XIV 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 of by the Board of Adjustment as set forth in Section 9.14 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 city's adopted comprehensive plan

D. AREA AND HEIGHT REGULATIONS: No building shall be erected or structurally altered except in accordance with the following regulations:

1. Minimum Building Site Area – Eight (8) acres and shall abut a deeded right-of-way. In the case of this zone (NSC) 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 site) and rear yards except where the lot abuts a major arterial, 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 or three (3) stories

E. OTHER DEVELOPMENT CONTROLS:

1. Off-street parking and loading or unloading shall be provided in accordance with Articles XII and XIII of this ordinance
2. No outdoor storage of any material (usable or waste) shall be permitted in this zone except within enclosed containers
3. No lighting shall be permitted which would glare from this zone onto any street, road, highway, deeded right-of-way or into any adjacent property
4. Where any yard of any use permitted in this zone abuts land in any residential zone, a ten (10) foot wide screening area, as regulated by Section 9.17 of this ordinance shall be provided
5. A development plan, as regulated by Section 9.19 of this ordinance shall be required for any use in 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 and loading and/or unloading areas