
SECTION 10.11 NSC (NEIGHBORHOOD SHOPPING CENTER) ZONE

- A. PURPOSE: This zone is established to provide for retail, service, and other uses, within a planned and coordinated development, which is oriented towards serving the residents of the immediate area.
- B. 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 loan, savings, and finance companies
 5. Barber and beauty shop
 6. Billiard or pool hall
 7. Book, stationary, or gift shop
 8. Camera and photographic supplies
 9. Candy store, soda fountain, ice cream store, excluding drive-ins
 10. Child care centers
 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. Offices
 33. Off-street parking lots and/or garages
 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

C. ACCESSORY USES

1. Customary accessory structures and uses
2. Fences and/or walls, as regulated by Article XII of this ordinance
3. Signs, as regulated by Article XV of this ordinance

D. AREA AND HEIGHT REGULATIONS

1. Minimum building site area – Five (5) acres
2. Minimum yard requirements – Fifty (50) feet for each front, side, and rear yards, except where the building site 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.
4. In the case of this zone, more than one principal structure, as defined herein, may be constructed within the minimum building site area

E. OTHER DEVELOPMENT CONTROLS

1. Off-street parking and loading and/or unloading areas shall be provided in accordance with Articles XIII and XIV 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 any use located within this zone or into any adjacent property.
4. No use producing objectionable odors, noise, or dust shall be permitted within five hundred (500) feet from the boundary of any residential zone.
5. Where any yard of any use permitted in this zone abuts a residential zone, a ten (10) foot wide screening area, as regulated by Section 9.17 of this ordinance, shall be provided.

6. All utilities must be underground in a new subdivision or development when transmission lines have to be extended or altered.
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 and the outdoor play areas of child care centers.
8. A development plan, as regulated by Section 9.19 of this ordinance, shall be required for any use permitted in this zone. Such development plan shall include the layout of the entire area of the proposed shopping center and take into consideration internal and external pedestrian and vehicle access and the functional relationships of uses within the shopping center.