## SECTION 325 (NC) NEIGHBORHOOD COMMERCIAL DISTRICT REGULATIONS

**325.02 - PERMITTED USE** - Uses permitted in the Suburban Office Zoning District shall be permitted uses in the Neighborhood Commercial Zoning District. The following uses shall also be permitted in the NEIGHBORHOOD COMMERCIAL DISTRICT:

**325.021 - Retail** - Stores, personal services, business and professional offices Residential uses are permitted if ancillary to a permitted commercial use.

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| 523 | Paint, wallpaper, glass stores. |
| 5251 | Hardware Stores |
| 539 | Miscellaneous General Merchandise |
| 54 | Food Stores |
| 56 | Clothing Stores |
| 581 | Eating and Drinking Places (except those establishments offering or featuring entertainment including totally nude, topless, bottomless, strippers, male or female impersonators, or similar entertainment or services as defined in Section 720, Article VII) |
| 591 | Drug Stores and Proprietary Stores |
| 592 | Liquor Stores |
| 5941 | Sporting Goods |
| 5942 | Book Store (but not adult book stores as defined in Section 720) |
| 5943 | Stationary Stores |
| 5944 | Jewelry Stores |
| 5945 | Hobby and toy shops |
| 5946 | Camera and photo supply shops |
| 5947 | Gift Shops |
| 5948 | Luggage and Leather Goods |
| 5949 | Sewing shops |
| 5992 | Florists |
| 5993 | Tobacco stores |
| 5994 | News Dealers |
| 5995 | Optical Goods (glasses, etc.) |
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| 721 | Laundry, cleaning and garment services |
| 7215 | Self Service Laundries |
| 722 | Photography Studios |
| 723 | Beauty Shops |
| 724 | Barber Shops |
| 725 | Shoe Repair Shops, Shoe Shine Parlors |
| 726 | Funeral Parlors |
| 727 | Pressing, Alteration, and Garment Repair |
| 7291 | Tax Return Preparation |
| 7299 | Miscellaneous personal services |
| 784 | Video Tape/disc rental |

325.03 **- CONDITIONAL USE** - The following uses shall be allowed in the NEIGHBORHOOD COMMERCIAL DISTRICT subject to approval in accordance with SECTION 815, ARTICLE VIII.

**325.31 - Automotive Services as follows**

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| 554 | Gasoline Service Stations provided no portion of a structure or its appurtenances, including ancillary, associated, or auxiliary equipment, shall be located in front of the established building line. |
| 7538 | General Auto Repair shops |
| 7542 | Car washes |

Provided the following conditions are met:

a.) No exterior storage of damaged autos
b.) A fifteen (15)-foot perimeter landscaped green belt must be maintained around the perimeter of the lot.
c.) All pole lighting must be downward cast to avoid glare off the property.
d.) Solid fence or dense evergreen shrubbery at least five (5) feet high at planting shall be used to screen any adjacent permitted uses in this zone, or adjacent to a residential use.

**325.32 - Drive-in Facility or drive through Facility** - Drive-in/drive through or outdoor service facility developed in association with a PERMITTED USE, provided a site plan showing building layout, parking and access is approved. No voice amplified menu board is permitted within one hundred (100) feet of a residence.

**325.33 - Other Conditional Uses Permitted** - Uses permitted as a Conditional Use in the Suburban Office Zoning District shall be Conditional Uses in the Neighborhood Commercial Zoning District.

325.04 **- DEVELOPMENT STANDARDS** - In addition to the provisions of ARTICLE V, GENERAL DEVELOPMENT STANDARDS, the following standards for arrangement and development of land and buildings shall be required in the NEIGHBORHOOD COMMERCIAL DISTRICT.

**325.41 - Minimum Lot Size -** No minimum lot size is required; however, lot size shall be adequate to provide the yard space required by these DEVELOPMENT STANDARDS.

**325.42 - Lot Width** - No minimum lot width is required; however, all lots shall abut a street and have adequate width to provide the yard space required by theseDEVELOPMENT STANDARDS.

**325.43 - Minimum Side Yard** – Fifteen (15) feet.

a.) When adjacent to a residential district or planned district, the side yard shall be one-fourth (1/4) the sum of the height of the structure and the length of the wall most nearly parallel to the side lot line. In no case shall the setback be less than fifteen (15) feet.

b.) When adjacent to another commercial district, the side yard shall be at least ten (10) feet, unless fireproof walls of adjacent buildings are attached, in which case no side yard is required.

**325.44 - Minimum Rear Yard** – Twenty (20) feet. A rear yard shall be required adjacent to a Residential Zoning District or a Planned Development Zoning District as listed in SECTION 201, ARTICLE II. Such required rear yards shall be not less than one-fourth (1/4) the sum of the height and length of the wall most nearly parallel to the rear lot line, but in no case shall be less than twenty (20) feet. A use to be serviced from the rear shall have a service court, alleyway or combination thereof not less than forty (40) feet wide.

**325.45 - Front Green Belt** - A landscaped area at least fifteen (15) feet in width shall be provided between the existing street right of way line and any structure or paved area. Green belt requirements shall supersede any parking lot encroachment permitted by Section 504.012; the green belt shall be provided.

**325.46 - Front Building Setback** - All buildings shall be setback a distance of not less than fifteen (15) feet measured from the edge of the public right of way. However, where a property adjoins a limited access right of way, a building line shall be established thirty (30) feet from the property line adjoining the limited access line. Where property adjoins a limited access right of way, accessory structures may be permitted within the established building line on condition that a setback of not less than five (5) feet from the property line is provided..

**325.47 - Minimum Landscaped Open Space** – Twenty percent (20%) of the lot area shall be landscaped open space.

**325.48 - Maximum Height** – Thirty-eight (38) feet.