

**Section 4.4.11 Neighborhood Commercial (NC) District:**

(A) **Purpose and Intent:** The Neighborhood Commercial (NC) District provides the opportunity to locate limited retail and service uses in a manner convenient to and yet not disruptive to residential areas. The NC District may be located in areas designated as Transitional on the Future Land Use Map when a nonresidential use is appropriate for the location.

(B) **Principal Uses and Structures Permitted:** The following types of uses are allowed within the NC District subject to the limitations per Subsection (H) as a permitted use: **[Amd. Ord. 22-03 8/19/03]**

(1) Retail sales such as: convenience foods; household supplies; garden and lawn supplies; drugs and medicine; small appliance sales and repairs; baked goods; delicatessen goods.

(2) Provision of services such as: barber and beauty shops; dry cleaning limited to on-site processing for customer pickup only; dry cleaning and laundry pickup stations; vocational schools limited to arts and crafts, business, beauty, dancing, driving, gymnastics, photography, modeling, and karate-judo; financing e.g. banks and similar institutions excluding drive-through facilities; laundromats limited to self-service facilities; dining at sit down restaurants including takeout and ice cream parlors but excluding drive-in, drive-through facilities; newsstands. **[Amd. Ord. 22-03 8/19/03]; [Amd. Ord. 1-02 2/5/02]**

(3) Business and Professional Offices. **[Amd. Ord. 22-03 8/19/03]; [Amd. Ord. 40-01 8/7/01]**

(C) **Accessory Uses and Structures Permitted:** The following uses are allowed when a part of, or accessory to, the principal use:

(1) Parking areas for employees and customers.

(2) Refuse and service areas. **[Amd. Ord. 40-01 8/7/01]**

(D) **Conditional Uses and Structures Allowed:** The following uses are allowed as conditional uses within the NC District subject to the limitations per Subsection (H). **[Amd. Ord. 22-03 8/19/03]**

(1) Child care and adult day care.

(2) Display and sale of lawn furniture, playground equipment, sheds and accessories. **[Amd. Ord. 65-93 12/07/93]**

(3) Veterinary clinics. **[Amd. Ord. 65-93 12/07/93]**

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(4) Equipment rental and display. **[Amd. Ord. 1-02 2/5/02]**

(E) **Review and Approval Process:**

(1) In established structures, uses shall be allowed therein upon application to, and approval by, the Chief Building Official for a certificate of occupancy.

(2) For any new development, approval must be granted by the Site Plan Review and Appearance Board pursuant to Sections 2.4.5(F), (G), and (I).

(3) Conditional uses must be approved pursuant to the provisions of Section 2.4.5(E).

(F) **Development Standards:** In addition to the development standards set forth in Section 4.3.4, the following shall apply:

(1) Maximum site area of two (2) acres **[Amd. Ord. 65-93 12/07/93]**

(2) Special Landscape Area: Within the first ten feet (10') of the front yard setback area (abutting the property line) full landscaping shall be provided. Driveways and sidewalks shall be accommodated only when generally perpendicular to the property line.

(3) Any free-standing structure which accommodates a principal or conditional use shall have a minimum floor area of 4,000 square feet.

(G) **Supplemental District Regulations:** The supplemental district regulations as set forth in Article 4.6 shall apply.

(H) **Special Regulations:**

(1) The maximum area devoted to a single tenant for office or service uses shall not exceed 2,000 sq.ft. in floor area. Notwithstanding the above, banks or similar financial institutions excluding drive-through bank facilities, may not exceed 6,000 sq. ft. The intent of these restrictions is to maintain the center at the neighborhood scale. **[Amd. Ord. 23-05 4/19/05]; [Amd. Ord. 65-93 12/07/93]**

(2) The maximum floor area which can be allocated to a single retail use, or groups of similar (retail, office, services) principal uses, shall not exceed 10,000 square feet. **[Amd. Ord. 65-93 12/07/93]**

(3) Outdoor storage of any kind is prohibited, except as permitted herein. **[Amd. Ord. 40-01 8/7/01]**

(4) 24-Hour or late night businesses as defined herein must be processed as a conditional use and are subject to the provisions of Section 4.3.3(VV). **[Amd. Ord. 41-01 8/7/01]**