

## ARTICLE X

### NC NEIGHBORHOOD COMMERCIAL DISTRICT REGULATIONS

#### Section 10.1 Purpose

The purpose of the NC Neighborhood Commercial District is to provide for commercial uses in close proximity to developed residential land, which uses provide goods and services to local residents. It is intended that the area be of limited size and of a residential character so as to be compatible with the surrounding property.

#### Section 10.2 Permitted Uses

A lot or parcel may be used and a building or structure may be erected and used for any of the following purposes:

##### 10.2.1 Principal Uses:

- A. Professional Offices.
- B. Personal services uses limited to the following:
  - (1) Barber;
  - (2) Beautician;
  - (3) Laundry, Dry Cleaning (No cleaning on premises);
  - (4) Shoe Repair;
  - (5) Tailor; and
  - (6) Photographer.
- C. Veterinary Facility.
- D. Kennels.
- E. Funeral Home.
- F. Government Services.

10.2.2 Accessory Uses: Those uses and structures clearly incidental to the permitted principal uses. For signs see Article XIV, Section 14.6.3.

#### Section 10.3 Conditional Uses

A lot or parcel may be used and a building or structure may be erected and used for any of the following purposes, subject to the granting of a conditional use pursuant to procedures established by this ordinance.

10.3.1 Essential services (facilities or utilities) and structures incidental to those uses. A buffer yard, fifteen feet (15') in width, within which a planted screen consisting of fifty percent to fifty percent (50% - 50%) of evergreens and deciduous trees of at

least six feet (6') in height planted at ten feet (10') intervals shall be required along all lot boundary lines abutting existing developed lots or parcels.

#### **Section 10.4 Lot Area, Yard and Height Requirements Permitted and Conditional Uses**

- 10.4.1 Principal uses shall be conducted on a lot or parcel with a minimum area of fifteen thousand (15,000) square feet.
- 10.4.2 Conditional uses shall be conducted on a lot or parcel with a minimum area of one (1) acre.
- 10.4.3 Yard Dimensions: Required yards shall be measured as follows:
  - A. Front Yard - fifty feet (50') from the right-of-way line.
  - B. Side Yard - twenty feet (20') from the closest point of the abutting property. When abutting a residential district the side yard shall be a minimum of sixty feet (60').
  - C. Rear Yard - thirty feet (30') from the closest point of the abutting property. When abutting a residential district, the rear yard shall be a minimum of sixty feet (60').
- 10.4.4 Minimum frontage at the right-of-way line - one hundred twenty-five feet (125').
- 10.4.5 Lot width - permitted and conditional uses - one hundred twenty-five feet at the building line.
- 10.4.6 Building height - permitted and conditional uses - thirty-five feet (35') and no more than two (2) stories.
- 10.4.7 Lot coverage (bulk) - no structure or combination of structures, including sidewalks, driveways, and parking areas shall be permitted to exceed sixty percent (60%) of the gross lot area.

#### **Section 10.5 Performance Standards**

Environmental impact standards for the NC District are contained in Article IV.

#### **Section 10.6 Parking Requirements**

Each parking space shall have a minimum dimension of nine feet (9') wide and eighteen feet (18') deep, exclusive of driveways or access aisles. Minimum surface treatment for all required spaces and access aisles shall be shot and chip surface.

- 10.6.1 Professional Offices - one (1) space per three hundred (300) square feet or gross floor area.
- 10.6.2 Personal Services - one (1) space per two hundred (200) square feet of gross floor area.
- 10.6.3 Veterinary Facility - one (1) space per two hundred and forty (240) square feet of building area, plus one space for each employee.

- 10.6.4 Kennels - one (1) space per two hundred and forty (240) square feet of building area plus one (1) space for each employee.
- 10.6.5 Funeral Home - one (1) space per two hundred (200) square feet of gross floor area.
- 10.6.6 Government Services - one (1) space per four hundred square feet of gross floor area, plus one space for each employee.

