

**Article 10**  
**NSC Neighborhood Service Commercial District**

**Section 10.01 - Purpose**

This district has the intent of providing areas wherein retail trade and service outlets can be located in order to satisfy the day to day needs of the residents in the immediate neighborhood.

**Section 10.02 - Permitted Principal Uses**

The following uses are permitted as long as the use is conducted completely within an enclosed building:

- Art merchandising studios
- Audio/Video stores
- Bakeries
- Barber and beauty shops
- Bicycle stores
- Book and Stationary stores
- Car washes
- Clothing stores
- Commercial garages
- Computer service and sales
- Convenience/Party stores
- Delicatessens
- Drug stores
- Dry cleaning and laundry and dry cleaning stores
- Dry goods and notion stores
- Educational and social institutions
- Electronic stores
- Funeral homes
- Furniture stores
- Gift shops
- Greenhouses and nurseries
- Hardware and paint stores
- Household appliance stores
- Interior decorator shops
- Jewelry stores
- Medical and Dental offices in complexes which may include:
  - Garment & prosthetic appliance stores
  - Medical, Dental, Optical Laboratories
  - Pharmacies
- Mortuaries
- Music stores
- Novelty shops
- Office supply stores
- Offices for:
  - financial institutions
  - insurance
  - professionals
  - real estate

- Pet stores
- Photographic studios
- Professional health care services
- Public buildings
- Public service installations
- Religious institutions
- Restaurants
- Self-service laundry and dry cleaning stores
- ~~Shoe shine and repair shops~~
- Sporting Goods Stores
- Toy stores
- Tailor and dressmaker shops
- Temporary buildings in construction projects
- Variety stores
- Veterinary hospitals

Miscellaneous -

- Business management consultants
- Business service stores
- Consumer credit reporting agencies
- Mailing and stenographic services

**Section 10.03 - Permitted Special Uses with Conditions**

- A. Automotive ~~gasoline and service stations~~ fueling facility in accordance with the provisions of Article 13, "Special Uses" for this use.
- B. Drive-in retail and service establishments in accordance with the provisions of Article 13, "Special Uses" for these uses.
- C. Planned Shopping Centers in accordance with the provisions of Article 13, "Special Uses" for a collective grouping of two (2) or more of the principal uses permitted in this district.

**Section 10.04 - Permitted Accessory Uses**

- A. Normal accessory uses to all "Permitted Principal Uses".
- B. Normal accessory uses to all "Permitted Principal Special Uses".
- C. Customary home occupations in existing single family homes, as conditioned by Section 16.21.

**Section 10.05 - Dimensional Requirements, Except as Otherwise Specified in this Ordinance**

- A. **Lot Area:** minimum of one (1) acre per principal use, except where a lot or parcel is served by a public or common water supply system and a public wastewater sewer and treatment system, in which use the lot or parcel may have a minimum area of 10,000 square feet per principal use. Planned Shopping Centers shall meet the requirements of Article 13, "Special Uses" for a collective grouping of two (2) or more of the uses permitted in this district.

- B. **Lot Width:** minimum of 150 feet at building setback line, when on-site well water supply and septic tank wastewater disposal systems are used, or a minimum of 80 feet at building setback line, when public or common water supply and wastewater sewage and treatment systems are directly accessible to the lot or parcel.
- C. **Lot Coverage:** maximum of 25% for all principle and accessory buildings.
- D. **Yard and Setback Requirements:**
  - 1. **Front Yard:** minimum of fifty (50) feet from all road or highway right-of-way lines.
  - 2. **Side Yards:** minimum of ten (10) feet for one (1) side yard, but a minimum total of twenty five (25) feet for both side yards.
  - 3. **Rear Yard:** minimum of fifty (50) feet.
- E. **Height Limitations:** maximum of thirty-five (35) feet, except that a detached accessory structure shall not exceed twenty (20) feet.
- F. **Locational Requirements: Outdoor Storage**
  - 1. ~~The site shall have at least one (1) property line abutting a major road or highway arterial upon which it fronts and from which it has its most direct vehicular access.~~
  - 2. ~~All vehicular ingress and egress shall be from an acceleration and deceleration lane to a frontage access road located parallel and adjacent to the major road or highway arterial upon which it fronts and has its most direct vehicular access.~~
  - 3. The outdoor storage of goods, materials, trash, and garbage is not permitted, except as provided in Section 16.23.