

Chapter 9

Neighborhood Commercial Service District - NCS

Section 9.01 Description and Purpose

This District is intended to permit local retail business and service uses which are intended to service the local residents and traveling public of the Township. Generally, square footage of Neighborhood Commercial Service uses should not exceed ten-thousand (10,000) square feet of building area.

Section 9.02 Permitted Uses

Land and/or Buildings in the NCS District may be used for the following purposes as Permitted Uses, subject to the approval of a site plan, in accordance with the requirements of Chapter 11:

- A. Office buildings for any of the following occupations:
 - 1. Executive, administrative, professional, accounting, drafting, and other similar professional activities.
 - 2. Medical and dental offices, but not including clinics.
- B. Banks, credit unions, savings and loan associations, and other similar uses, including those with drive-through facilities.
- C. Personal service establishments conducting services on the premises, including self service laundry washing establishments (i.e. laundrymats), dry-cleaning service outlets, barber and beauty shops, fitness centers, travel agencies, and other similar uses.
- D. Retail stores within a completely enclosed building.
- E. Drug stores and pharmacies.
- F. Restaurants without drive-through facilities.
- G. Motels, hotels and transient lodging facilities (not including travel parks) and provided that with the exception of the owner, in no instance shall occupancy exceed thirty (30) days in any given calendar year.
- H. Private clubs, fraternal organizations, and lodge halls.
- I. Commercial child care centers.
- J. Utility and public service buildings, without storage yards not including essential public services such as poles, wires, and underground utility systems.
- K. Utility-type trailer rental facilities that do not include the business of the storage of trailers.
- L. Accessory buildings, structures, and uses customarily incidental to any of the above permitted uses, or Special Land Uses listed in 9.03.

Section 9.03 Special Land Uses

Land and/or buildings in the NCS District may be used for the following purposes

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following review by the Planning Commission as a Special Land Use as regulated by Chapter 13:

- A. Funeral homes and mortuary establishments.
- B. Veterinary hospitals, animal clinics, and kennels.
- C. Commercial storage warehouses.
- D. Automobile service center and repair garage except that vehicle body work and painting are not permitted under this Section.
- E. Auto wash establishments.
- F. Open Air Business.
- G. Restaurants with drive-through facilities.
- H. Theaters.

Section 9.04 Site Development Requirements

No lot, building, or structure, nor enlargement of any building or structure, shall be hereafter erected unless all of the following requirements are met and maintained in connection with such use of the lot, building, structure, or enlargement:

Front Yard	30 feet
Side Yard abutting Residential Districts/uses	50 feet
Side Yard abutting other Districts	10 feet
Rear Yard	50 feet
Lot Coverage	40%-including building and parking areas
Building Height	35 feet or 2 ½ stories
Minimum Lot Area	1 acre
Minimum Lot Width	150 feet