

ARTICLE X

NSC NEIGHBORHOOD 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:

- A. Bakeries
- B. Barber and beauty shops
- C. Book and stationery stores
- D. Clothing stores
- E. Delicatessens
- F. Drug stores
- G. Dry cleaning and laundry and dry cleaning stores
- H. Dry goods and notion stores
- I. Gift shops
- J. Hardware and paint stores
- K. Medical and dental offices in complexes which may include:
 - Garment and prosthetic appliance stores
 - Medical, Dental, Optical Laboratories
 - Pharmacies
- L. Music stores
- M. Novelty shops
- N. Office supply stores
- O. Offices for:
 - finance
 - insurance
 - professionals
 - real estate
- P. Professional health care services
- Q. Public buildings
- R. Public service installations
- S. Religious institutions
- T. Restaurants
- U. Self-service laundry and dry cleaning stores
- V. Shoe repair shops
- W. Sporting goods store
- X. Tailor and dressmaker shops
- Y. Variety stores

- Z. Veterinary clinics
- AA. Miscellaneous:
 - Business management consultants
 - Business service stores
 - Consumer credit reporting agencies
 - Mailing and stenographic services

SECTION 10.03 PERMITTED PRINCIPAL SPECIAL USES WITH CONDITIONS

- A. Automotive gasoline and service stations in accordance with the provisions of Article XV, "Special Uses" for this use.
- B. Drive-in retail and service establishments in accordance with the provisions of Article XV, "Special Uses" for these uses.
- C. Customary home occupations in existing single family homes, as conditioned by Section 18.21.
- D. Fraternal Organizations
- E. ~~Home Business~~ Reserved (10-2023)
- F Home Occupations ~~—type II~~
- G Retail including on-site manufacturing
- H Vehicle fueling stations

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 18.21.

SECTION 10.05 DIMENSIONAL REQUIREMENTS

(chart amended 10-2023)

Minimum Lot Area With public sewer and water Without public sewer and water	10,000 square feet 1 acre
Minimum Lot Width M-43, M-140, or Phoenix (CR388) M-43, M-140, or Phoenix (CR 388) - frontage access road or service drive per 18.26 All other roads	330 feet 66 feet, with public water and sewer 150 feet, without public water and sewer 80 feet, with public water and sewer 150 feet, without public water and sewer
Minimum Front Yard M-43, M-140, Phoenix (CR 388) Blue Star Hwy, Ruggles Road all other roads	50 feet from the right-of-way line 110 feet from centerline 35 feet from the right-of-way line
Minimum Side Yards	10 feet min for one side and a total of 25 feet for both sides 15 feet each side, accessory buildings
Minimum Rear Yard	50 feet 15 feet, accessory building Corner lots do not have a rear yard
Minimum Waterfront Yard	50 feet from the shore of a lake or pond, or centerline of a stream, but not within a Flood Hazard Area except as provided by law.
Minimum Dwelling Floor Area	680 square feet excluding garage & unfinished spaces with at least 500 square feet on the first floor.
Height Limit All structures are subject to Article XIVA Airport Overlay Zone	35 feet Accessory buildings 20 feet
Maximum Lot Coverage	75%

SECTION 10.06 LOCATION AND SITE DEVELOPMENT REQUIREMENTS

- A. The site shall have at least one (1) property line abutting either: (1) a major road or highway arterial, as defined in the Master Plan, upon which it fronts and from which it has its most direct vehicular access by means of a frontage access road/drive in accordance with Section 18.26 or (2) an approved private road connecting directly to a major road or highway arterial. *[amended 2000]*
- B. All vehicular ingress and egress shall be from an acceleration and deceleration lane to a frontage access road in accordance with Section 18.26, or an approved private road connecting directly to a major road or highway arterial as defined in the Master Plan. *[amended 2000]*
- C. The outdoor storage of goods, materials, trash and garbage is not permitted, except as provided in Section 18.23 and 18.30.