

§ 4-111

NC - Neighborhood Commercial District Uses.

NC PERMITTED USES	SIC CODE	SIC DESCRIPTION	PARKING SPACES REQUIRED
1. Residential uses permitted in R-3	88	Private households	Two (2) per unit
2. Retail business - sale of merchandise on premises including but not limited to: 1) drug store or pharmacy; 2) small convenience store; 3) florist shop; 4) antique store; 5) books, magazines, etc.; 6) bakery.	5912 5411 5992 5932 5942, 5994 5461	Drug store. Convenience food store Florist. Antiques, used goods. Book store; newsstand. Retail bakery.	One (1) for each 200 square feet of retail floor space.
3. Personal services including but not limited to: 1) branch bank, savings & loan, small loan company; 2) barber or beauty shop; 3) dressmaker, seamstress, tailor; 4) insurance agency; 5) professional office: doctor, lawyer, engineer, accountant, 6) realty office.	60 6141 7231 7219, 5699 6411 801-804 81 871-872 653	Depository, bank, Small loan company. Barber and beauty shops. Dressmaking; tailors. Insurance agents. Doctor, health Legal services; Engineer, accounting; Real estate agent, manager	One (1) for each 300 square feet of gross floor area.
4. Membership organizations, including business & professional associations; unions & political organizations; civic, social & fraternal organizations	86	Membership organizations.	One (1) for each four (4) seats in assembly room.

NC PERMITTED USES (CONT.)	SIC CODE	SIC DESCRIPTION	PARKING SPACES REQUIRED
5. Government building or facility, and schools	82 91, 92, 93, 94, 95, 96	Public schools; General government, justice, public order, safety, finance, etc.	<u>School:</u> 1 per class- room or office, plus 1 for each 20 seats for public assembly in senior high school. <u>Other:</u> one (1) per 200 sq. ft. of area.
6. Accessory use on same lot with principal use, as follows: <ol style="list-style-type: none"> a. Off-street parking or storage area for vehicles owned by members, customers or employees of business; b. Completely enclosed building for storage of supplies or merchandise for use in the principal business. 			

NC CONDITIONAL USES [approved by Zoning Administrator if all conditions are met]	SIC CODE	SIC DESCRIPTION	PARKING SPACES REQUIRED
1. School of dance, art, music, drama, martial arts, etc. provided all following conditions are met: a. not more than 25 students will be enrolled; b. instruction is limited to art, music, dancing, drama, martial arts, or similar cultural activity.	7911 7999* 8299	Dance schools. *Martial arts only. Schools and educational services: art, drama, music, etc.	One (1) for each classroom & each administrative office.
2. Contractor's office, provided there will be no storage of vehicles, equipment or materials on the premises	15, 16, 17	Contractor - office only	One (1) for each 300 square feet of floor space.
3. Dry cleaning or laundry pickup agency, provided laundering, cleaning or pressing on premises involves only articles delivered to premises by individual customers	7212	Garment pressing, & agents for laundries & drycleaners	One (1) for each 250 square feet of floor area not for storage.
4. Public utility substation, water tower, (see Chapter 5 for communication tower), provided all following conditions are met: a. structures enclosed by six (6) foot fence; b. no office, commercial operation, or storage of vehicles or equipment is permitted; c. a landscaped strip at least five (5) feet wide is planted and maintained along all exterior lot lines;	49 48	Electric, gas, water, sanitary services. Communications.	One (1) space.
5. Temporary Christmas tree sales, on vacant lot for a period not to exceed 45 days	N/A		None
6. Contractor's office & equipment shed, provided all following conditions are met: a. used in connection with construction on premises; b. must not cause traffic congestion or nuisance; c. for term up to one (1) year; may be renewed once.	N/A		One (1) for each 300 square feet of office area.
7. Church, synagogue, temple, or place of worship, including religious education building, parsonage or parish house, off-street parking for members and visitors without pay, and recreation facilities	8661	Religious organizations, churches, etc.	One (1) for each four (4) seats in assembly room.

NC SPECIAL EXCEPTIONS [approved by Board of Zoning Appeals after hearing]	SIC CODE	SIC DESCRIPTION	PARKING SPACES REQUIRED
1. Automobile service station, including limited sale of groceries, provided the Board determines: a. the use is compatible with the district; b. parking & service areas are separated from adjoining residential property by planting screen, fence or wall at least 6 feet high; c. no major repairs or sale of vehicles to be conducted on premises; d. adequate provisions are made for access and traffic safety; e. conditions are imposed to protect adjacent property from adverse impact;	5541	Gasoline service stations	Two (2) for each fuel pump, plus three (3) for each service bay or wash rack
2. Car wash, either automatic or self-service, provided the Board of Appeals determines: a. the use is compatible with the district; b. adequate spaces for vehicles awaiting entry are required; more than minimum may be required; c. the area is required to be adequately screened from adjoining residential property; d. adequate provisions are made for access and traffic safety; e. hours of operation are limited to prevent late night noise.	7542	Carwashes	<u>Self-service wash:</u> three (3). <u>Automatic wash:</u> set by Board; minimum six (6).
3. Delicatessen, restaurant, soda fountain or other eating/drinking establishment, provided the Board of Appeals determines: a. the use is compatible with the district; b. no outside loud speaker is allowed; c. exterior and vehicle lights will be directed away from residential property; d. parking & service areas will be separated from residential areas by planting screen, fence or wall at least 6 feet high; e. adequate provisions are made for access and traffic safety; f. hours of operation are limited to prevent late night noise.	5812	Eating places	One (1) for each four (4) seats, plus one (1) for each two (2) employees on shift with maximum employment.
4. Funeral home	7261	Funeral home, mortuary	One (1) for each 4 seats

§ 4-112 NC Neighborhood Commercial District Regulations.

The following regulations apply to all uses in NC districts:

Minimum lot area:	Commercial uses: none. Residential uses: single-family - 5,000 square feet; Multi-family - 5,000 square feet for first unit, plus 2,500 square feet for each additional unit.
Minimum lot width at building line:	Commercial uses: none. Residential uses: fifty (50) feet.
Maximum dwelling units:	Seven (7) dwelling units per acre
Minimum front yard depth:	Twenty-five (25) feet from street right of way line
Minimum setback from second street frontage:	<u>Side street on corner lot</u> : ten (10) feet; <u>Rear street on double frontage lot</u> : twenty-five (25) feet.
Minimum side yard:	<u>Principal structure</u> : six (6) feet from interior side lot line; <u>Accessory structure</u> : five (5) feet from interior side lot line.
Minimum rear yard:	<u>Principal structure</u> : fifteen (15) feet from interior rear lot line. <u>Accessory structure</u> : three (3) feet from interior rear lot line.
Maximum structure height:	Thirty-five (35) feet when permitted by fire regulations (not applicable to church spires, belfries, cupolas, domes, utility and communication towers, chimneys, flag poles, antennae);
Visibility requirements:	<u>Corner lot</u> : no obstruction between heights of 3 and 10 feet above finished street level within 15 feet of intersection of street right-of-way lines. <u>Private drive</u> : no obstruction over height of 30 inches within 10 feet of street
Off street parking area requirements:	See parking, supplemental regulations, Chapter 5.
Screening:	See landscaping, supplemental regulations, Chapter 5.
Signs:	See signs, supplemental regulations, Chapter 5.
Supplemental regulations:	See Chapter 5.