

610. **Neighborhood Commercial District (NC).**

Intent. It is the intent of this section that the Neighborhood Commercial District be established and appropriate land be reserved for local or neighborhood oriented business purposes. The regulations which apply within this District are designed to encourage the formation and continuance of a stable, healthy and compatible environment for uses that are located so as to provide nearby residential areas with convenience shopping and service facilities; reduce traffic congestion; avoid the development of "strip" business districts; and to discourage industrial and other development capable of adversely affecting the localized commercial character of the District.

610.1 **Permitted Uses.** The following uses shall be permitted in the Neighborhood Commercial District:

- 610.101 Single-family dwellings (including mobile homes) and group dwellings;
- 610.102 Stores retailing antiques, art, books, newspaper, flowers, foods, including bakeries where products are sold exclusively at retail on premises, beverages, gifts, hardware, hobby and craft supplies, jewelry, leather goods, notions and supplies, paint and wallpaper, pets, seeds and feeds;
- 610.103 Barber and beauty shops;
- 610.104 Branch banks;
- 610.105 Laundromats;
- 610.106 Restaurants excluding drive-ins and drive-thrus;
- 610.107 Professional offices such as doctors, lawyers, dentists and similar uses;
- 610.108 Business offices such as real estate, insurance and similar uses excluding retail and wholesale sales;
- 610.109 Day care centers;
- 610.110 Stores retailing fish and seafood;
- 610.111 Public buildings, facility or land; and,

610.112 Accessory uses, including telephone booths.

610.2 Conditional Uses. The following uses shall be allowed on a conditional basis in any Neighborhood Commercial District, subject to the conditions set forth:

610.201 Utility substations or sub-installations, including water towers, fire towers or radio and television transmission towers, but not including communication towers, provided that *(Amended Ord 2008-31)*:

610.2011 Such use is enclosed by a fence or wall at least six (6) feet in height above finished grade;

610.2012 There is no storage of vehicles or equipment on the premises; and,

610.2013 A buffer strip at least five (5) feet in width is established and maintained around the facility.

610.202 The combination of a residential structure with any use herein permitted provided that the dwelling unit has direct access to an abutting street. The connection of two (2) buildings by means of an open porch, breezeway, carport or other such open structure, with or without a roof, shall not be deemed to constitute one building.

610.203 Vendors provided that all conditions and requirements contained in Section 611.214 are met.

610.204 Amenity, subdivision provided that: *(Amended Ord 2007-03)*

610.2041 Parking shall be provided at a rate of one half that required in Article X of the Zoning Ordinance

610.2042 Adjacent residential properties must be buffered from any recreational amenity other than a passive park which contains no structures. Such buffer shall, at a minimum, be a Type 2 as identified in Article XX of the Zoning Ordinance.

610.2043 The amenity must be owned and maintained by a homeowners association, similar entity or developer and be primarily used by the residents of the subdivision.

610.3 Other Requirements.

610.301 Uses allowed in Neighborhood Commercial Districts shall meet the area, yard and height requirements contained in Article VII.

610.302 Uses allowed in Neighborhood Commercial Districts shall meet all standards set forth in Article X, pertaining to off- street parking, loading and other requirements.

610.303 Signs permitted in Neighborhood Commercial Districts, including the conditions under which they may be located, are set forth in Article IX.