

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 XI 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 XII 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.

- 610.205 Office Parks provided they meet all the requirements of Section 419, a site plan is reviewed by the Planning Commission, approved by County Council and the following procedures are complied with the following:
- 610.2051 The applicant shall submit to the Planning Commission, as part of the application, letters addressed to each property owner within four hundred (400) feet of the subject property containing information adequate to notify such owners of the intention to develop, and when and where a public hearing will be held by the Planning Commission. Such letters shall be placed in unsealed, stamped and addressed envelopes, ready for mailing by the Planning Commission. The Planning Commission's address shall appear as the return address on the envelopes. A list of all property owners, as reflected by the tax records, to whom letters are addressed shall accompany the application.
- 610.2052 The required letters of notification shall be mailed to the affected property owners by the Planning Commission as least twenty-one (21) days prior to the public hearing. The Commission Staff shall certify the mailing date. Failure to strictly comply with the notification requirements contained in this section shall not render the rezoning of the property invalid.
- 610.2053 Conspicuous notices shall be posted on the affected property that shall be visible from each public street that borders the property. The notice shall be posted at least fifteen (15) days prior to the public hearing date.
- 610.2054 Before taking any action, the Planning Commission shall hold a public hearing thereon, notice of the time and place of which shall be published in a newspaper of general circulation in the County at least fifteen (15) days in advance of the scheduled public hearing date. The Commission will then forward its recommendation to County Council for final approval.

610.2055 Such projects shall also comply with all other applicable ordinances including, but not limited to signage, access management, parking and buffering requirements.

610.206 Accessory dwelling units located on a parcel when the single family principal dwelling is not a mobile home and the habitable space of the accessory unit does not exceed nine hundred (900) square feet. Detached accessory dwelling structures are not permitted when the principal use of a parcel is not residential;
(Amended 2018-05)

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 XI, 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 X.