

Section 4.10NCD - Neighborhood Commercial DistrictSection 4.10.1Permitted Uses

The following uses shall be permitted in the Neighborhood Commercial District:

(A) All uses permitted in the Neighborhood Preservation Districts. However, when such use is a residential use, the density of the Neighborhood Preservation District abutting or closest to the Neighborhood Commercial District shall be the standard. When two or more Neighborhood Preservation Districts are contiguous to the Neighborhood Preservation District, the Neighborhood Preservation District with the highest density shall prevail.

(B) Retail business involving the display and sale of merchandise inside stores only, provided, however, that agricultural products may be displayed and sold outside. Permitted retail businesses specifically include and may be similar to:

- (1) Antique store
- (2) Appliance, radio, television store
- (3) Art supply store
- (4) Book, magazine, newspaper shop
- (5) Candy store
- (6) Clothing store
- (7) Drug store or pharmacy
- (8) Florist shop
- (9) Fruit, nut and/or vegetable store
- (10) Gift or curio shop
- (11) Grocery store
- (12) Hardware store
- (13) Hobby and/or toy shop
- (14) Millinery or hat shop
- (15) Music store and/or record shop
- (16) Office supply and equipment store
- (17) Package liquor store
- (18) Photographic and camera supply and service store
- (19) Shoe store

(C) Business involving the rendering of a personal service or the repair and servicing of small equipment specifically including, but not limited to:

- (1) Appliance, radio, television repair shop
- (2) Bank, savings and loan associations, personal loan agency and branches.
- (3) Barber shop, beauty shop, or combination thereof.
- (4) Bicycle repair and sales shop
- (5) Dressmaker, seamstress, tailor
- (6) Dry cleaning self-service and/or laundry self-service facility.

- (7) Insurance agency
 - (8) Jewelry and watch repair shop
 - (9) Locksmith or gunsmith
 - (10) Medical, dental, or chiropractic office, clinic and/or laboratory
 - (11) Office for government, business, professional, or general purposes.
 - (12) Photographic studio
 - (13) Real estate agency
 - (14) School offering instruction in art, music, dancing, drama, or similar cultural activity.
 - (15) Telegraph office
- (D) Radio and/or television station
- (E) Private or semiprivate club, lodge, union hall or social center.
- (F) Church
- (G) Off-street commercial parking lot
- (H) Publicly owned and operated building, facility or land.
- (I) A temporary office and/or storage building during a project involving construction but not to be used as a dwelling with the removal of same within 30 days upon project completion.
- (J) Public utility facility including substation, switching station, telephone exchange, pump station, water tower or fire tower.

Section 4.10.2Conditional Uses

The following uses shall be permitted on a conditional basis in any Neighborhood Commercial District:

- (A) Auto accessory store provided there is no storage of wrecked automobiles or scrapped or salvaged auto parts on the premises.
- (B) Automobile service station provided operations involving major repairs, body and fender work, and painting, are not conducted on the premises; provided all pumps are set back at least twenty-five (25') feet from the right-of-way line of all abutting streets; provided all pumps are set back at least fifty (50') feet from the right-of-way line along the major thoroughfares as identified in this Ordinance; and provided parking and/or services areas are separated from adjoining residential properties by a suitable planting screen, fence, or wall at least six (6') feet in height above finished grade.
- (C) Bakery provided that goods baked on the premises are primarily sold at retail only

(D) Contractor's office provided there is no storage of construction vehicles, equipment, or materials on the premises.

(E) Delicatessen, restaurant, soda fountain or other eating and/or drinking establishments provided no outside loud speaker systems are utilized; provided all lights or lighting arrangements used for purposes of advertising or night operations are directed away from adjoining or nearby residential properties and passing vehicular traffic by suitable planting screen, fence, or wall at least six (6') feet in height above finished grade.

(F) Dry cleaning or laundry pickup agency provided that any laundering, cleaning or pressing done on the premises involves only articles delivered to the premises by individual customers.

(G) Meat, fish, and/or poultry shop provided that no slaughtering be permitted.

(H) Pet shop, provided all animals are housed within the principal buildings so that no sound is perceptible beyond the premises.

Section 4.10.3

Other Requirements

Uses permitted in the Neighborhood Commercial District shall be required to conform to the following standards:

(A) For front, side, and rear yard setback requirements, refer to Section 5.2.9.

(B) Maximum building height: Thirty-five (35') feet above base flood elevation or finished grade, whichever is greater.

(C) The maximum building size per parcel shall be ten thousand (10,000') square feet for all uses with the exception of: residential dwelling units; churches and other places of worship; public and nonprofit schools and day care centers; clubs, lodges, union halls, social/community centers; public recreational facilities; conditional uses delineated in Section 4.10.2(I).

(D) Additional requirements: Uses permitted in the Neighborhood Commercial Zoning District shall meet all standards set forth in Section 5.2.1(E) pertaining to off-street parking, loading, and other requirements.

Section 4.11

GCD - General Commercial District

Section 4.11.2

Permitted Uses

The following uses shall be permitted in any General Commercial District:

(A) Any use permitted in any Development District, in compliance with the provisions of Section 5.2.9.

