

ARTICLE VIII

NC NEIGHBORHOOD COMMERCIAL DISTRICT

801. PURPOSE. To provide for a carefully controlled selection of light commercial uses in locations that have a mixed commercial-residential character. To provide for commercial uses that are primarily designed to serve nearby neighborhoods. To make sure that these uses are compatible with nearby residences. To encourage the redevelopment of existing commercial uses that are not appropriate near residences.
802. PERMITTED BY RIGHT USES. Only the following uses are permitted by right in the NC District, provided that the requirements for specific uses in Article XV are met:
- A. Any use permitted by right in the MLDR District within the requirements of the MLDR District and not the requirements of the NC District, and provided such a lot is deed restricted to residential uses.
 - B. The following uses within the requirements of this District:
 - 1. Offices
 - 2. Financial Institution*
 - 3. Tailoring or Custom Dressmaking Shop
 - 4. Barber or Beautician
 - 5. Dry Cleaning or Shoe Repair
 - 6. Membership Club*
 - 7. Home Office**
 - 8. Crop Farming
 - 9. Swimming Pool, Public or Semi-Public*
 - 10. Publicly-owned Recreation
 - 11. Wildlife Sanctuary
 - 12. Place of Worship*
 - 13. Township-owned Use
 - 14. Accessory Use or Structure clearly customary and incidental to a permitted by right, approved special exception or conditional use**
 - 15. Essential Services**
 - 16. Accessory Uses or Structures permitted by Section 1502.C.**
 - 17. Group Home*
 - 18. Commercial Forestry*

*See additional requirements in Section 1502.

**See additional requirements in Section 1503.

803. SPECIAL EXCEPTION USES. Only the following use is permitted by special exception in the NC District, provided that the requirements for the use in Article XV are met:

- A. Home Occupation**

**See additional requirements in Section 1503.

804. CONDITIONAL USES. Only the following are permitted conditional uses in the NC District, provided that the requirements for specific uses in Article XV are met:

- A. Emergency Services Station*
- B. Restaurant, standard only*
- C. Adult Day Care Center*
- D. Retail Store
- E. Laundromat
- F. Bakery
- G. Recycling Collection Center*
- H. Nursery School/Day Care Center*
- I. Place of Worship*
- J. Funeral Home*
- K. Animal Hospital*, Large or Small, no outside boarding or treating of animals

* See additional requirements in Section 1502.

**See additional requirements in Section 1503.

805. PROHIBITED USES. All uses not specifically permitted are prohibited, unless their allowance is clearly implied in the determination of the Zoning Hearing Board by a very close similar use. The following uses are very specifically prohibited in the NC District as principal or accessory uses.

- A. Auto Service Station
- B. Auto Repair Garage
- C. Auto, Boat or Mobile/Manufactured Home Sales
- D. Car Wash
- E. Taxi Terminal or Bus Station
- F. Hotel or Motel
- G. Fast Food Restaurant
- H. Tavern or Nightclub
- I. Adult Bookstore, Cabaret, Adult Movie Theater or Massage Parlor
- J. Motor Vehicle Race Track
- K. Uses Primarily Involving Delivery of Products Off-of-the-Site
- L. Truck Terminal
- M. Supermarket, with greater than 8,000 square feet of total floor area
- N. Junkyard

- O. Commercial Indoor or Outdoor Recreation
- P. Building Contractor's Storage
- Q. Commercial or Industrial Outdoor Storage or Display
- R. Manufacturing

806. LOT AND SETBACK REGULATIONS. The following lot and setback regulations shall apply to uses in the NC District, unless a more restrictive requirement is stated in Article XV (for a particular use) or elsewhere in this Ordinance.

- A. Minimum Lot Area 12,000 square feet per principal use with public sewer. 43560 square feet per principal use without public sewer
 - B. Number of Uses No lot may contain more than 2 principal uses or dwellings, except within a development previously approved for a larger number of uses.
 - C. Minimum Lot Width 75 feet, except: 200 feet for any lot created after the adoption of this Ordinance that has its own driveway entering onto an arterial street.
 - D. Minimum Lot Depth 100 feet.
 - E. Maximum Building Coverage 50%
 - F. Maximum Impervious Coverage 70%
 - G. Minimum Front Yard Setback. 30 feet from the future street right-of-way for both principal and accessory structures
 - H. Minimum Side Yard Setback. 10 feet for both principal and accessory (Per Side) structures, except 30 feet for a side abutting an existing dwelling or residential district.
 - I. Minimum Rear Yard Setback. 15 feet for both principal and accessory structures, except for 30 feet along areas abutting an existing dwelling or residential district.
 - J. Maximum Height. 35 feet, with a maximum of 2 stories
 - K. Shared Parking and Driveways. Sharing of off-street parking and driveways by adjoining uses is strongly encouraged. See Section 1701.B. for possible reduction of off-street parking requirements.
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807. ADDITIONAL REQUIREMENTS.

- A. Parking. See Article XVII.

- B. Signs. See Article XVIII.
- C. Site Plan Review. See Section 1411, which requires site plan review by the Planning Commission for nonresidential building expansions and parking lots.
- D. Buffer Yard and Evergreen Screening. See Section 1404.
- E. Fire Lanes. See Section 1002.D.7.
- E. Architectural Considerations. See Section 1002.G.