

## **Section 405. Neighborhood Commercial (NC)**

A. Legislative Intent: The regulations for the Neighborhood Commercial District are intended to service the commercial needs of the surrounding residential villages providing goods that meet the needs generally classified as convenience goods and services.

B. Uses and Structures:

1. Permitted:

- a. Retailing of Goods
- b. Personal Service Shop
- c. Professional Office and Clinic
- d. Banks and Financial Institutions
- e. Warehousing, Wholesaling, and Distribution Establishments, including storage, repair, and transfer operations.
- f. Single-Family Detached Dwellings, subject to the lot, yard and area requirements of Section 403.C.
- g. Forestry
- h. Municipal Uses
- i. Customary accessory uses and buildings incidental to the above permitted uses.

2. Special Exceptions – the following uses are permitted, subject to the issuance of a permit by the Zoning Hearing Board:

- a. Automobile Service Stations, subject to Section 615
- b. Other uses determined by the Zoning Hearing Board to be of the same general character as those listed above and which will not be detrimental to any permitted uses and structures.

C. Lot, Yard and Height Requirements:

1. Lot Requirements:

- a. Minimum Lot Area – One (1) acres
- b. Minimum Lot Width – One hundred (100) feet
- c. Maximum Lot Coverage – Fifty (50%) percent.

2. Yard Requirements:

- a. Front Yard Depth – Twenty-Five (25) feet
- b. Side Yard Width – Ten (10) except when adjacent to another district, in which case a minimum side yard of twenty-five (25) feet is required.
- c. Rear Yard Depth – Twenty-five (25) feet.

3. Building Height:

- a. Principal Building – Thirty-Five (35) feet.
- b. Accessory Building – Twenty-Five (25) feet.

D. Parking and Loading Requirements: Off-Street parking and loading requirements shall be provided in accordance with Section 509 of this Ordinance.

E. Signs: Signs shall be subject to the regulations of Section 508 of this Ordinance