SECTION 23

NEIGHBORHOOD SERVICE DISTRICT (NS)

23-100 Purpose of District

The Neighborhood Service District accommodates a limited range of small-scale retail and personal service activities which are desirable in proximity to residential neighborhoods. The district regulations are designed to ensure compatibility with the residential environment, minimizing the generation of additional noise, traffic, odor, fumes or other objectionable conditions. Neighborhood Service Districts should be no greater than three acres in size.

23-200 Permitted Uses

Any use indicated as permitted in this district on the Schedule of Uses, Section 10-200.

23-300 Lot Requirements

No requirements for minimum lot area, depth, or width are set forth.

23-400 Yard (Setback) Requirements

23-410 All portions of main buildings or structures shall be set back from all property lines to provide the following minimum yards. Every part of a required yard shall be open and unobstructed as set forth in Section 11 except that an ordinary projection of window sills, belt courses and other similar architectural features may not project more than one (1) foot into required yards. Ordinary projections of cornices, roof overhangs, unsupported canopies and other architectural features may not project more than five (5) feet into required yards.

23-420 <u>Yards Adjacent to Streets</u>

23-421 Yards adjacent to streets shall be measured from the existing right-of-way line of adjacent streets or the proposed right-of-way line of adjacent streets as provided for on the approved current thoroughfare plan, whichever requires the greater setback.

23-422 <u>Minimum Front and Rear Yards</u>: Twenty-Five (25) Feet

23-423 <u>Minimum Side Yards</u>: Twenty (20) Feet

23-430 <u>Yards Not Adjacent to Streets</u>

23-431 <u>Minimum Side and Rear Yards</u>

No side or rear yard is required except where a permitted use abuts a residential district boundary line, in which event a minimum twenty (20) feet side or rear yard shall be provided on the side or rear adjacent to such residential district.

23-500 Maximum Lot Coverage

Buildings or structures or parts thereof shall not be erected, altered, or placed so as to cover more than forty (40) percent of the lot.

23-510 Maximum Floor Area Ratio

The maximum floor area of all structures above ground shall not exceed four-tenths (0.4) square foot of floor area for each one (1) square foot of site area (.4:1).

23-600 Height

No building or structure shall be more than one (1) story in height and shall not exceed sixteen (16) feet, except that pitched roofs may be twenty (20) feet in height.

General Exceptions: The height regulations contained in the District Regulations shall not apply to spires, belfries, cupolas, television antennas, water tanks, ventilators, chimneys, solar screens or collectors, skylights, elevator towers, cooling towers, mechanical equipment rooms (not exceeding 50% of a typical floor area) or other appurtenances usually required to be placed above the roof level and not intended for human occupancy except as noted in various districts.

Uses Permitted in the NS (Neighborhood Service) District

Animal Clinic*
Antenna, Commercial Type 1*
Antenna, Private
Athletic Club/Instruction, Indoor Facilities*
Athletic Club/Instruction, Outdoor Facilities*
Batching Plant, Temporary
Care of Alcoholic, Drug Dependent or Psychiatric Patients - Institutionalized*
Charter School*
Church
Commercial School*
Convenience Store
Drug Store/Pharmacy
Dry Cleaner
Electric Generating Plant*
Electric Substation*
Financial Institution
Grocery/Supermarket
Kindergarten, Preschool or Child Care Center
Laundromat
Library
Massage Therapy*
Medical Laboratory*
Medical Office/Clinic*
Mining*
Museum or Art Gallery
Neighborhood Assistance Center
Office, General
Optical Dispensary*
Pet Sales and Grooming*
Printer, Small Scale
Repair and Service Shop*
Retail Sales/Personal Service
Sanitary Landfill*
School, Public or Private
Sewage Treatment Plant*
Stadium, Arena, Athletic Field*
Water Reservoir or Well*
Water Treatment Plant*
Wind Generator*

* Allowed by Specific Use Permit only.