

§2.6.05 NCD: Neighborhood Commercial District

This district is intended to meet the commercial and service needs generated by nearby residential areas. Goods and services normally available in this district are of the "convenience variety." The size of any such districts should relate to surrounding residential markets.

1. Permitted Uses.

The following uses shall be permitted in the NCD Zoning District:

- a. Any use, together with the conditions attached thereto, permitted in the GR-1 district.
- b. General Offices.
- c. Government offices/buildings.

2. Conditional Uses.

The following uses shall be permitted in any NCD Zoning District on a conditional basis, subject to conditions of this section, unless otherwise noted.

- a. All conditional uses permitted in the GR-1 and GR-2 district as shown in Article II, Zoning Districts, shall be permitted in any NCD district on a conditional basis subject to the conditions set forth for the district in which the conditional use is first listed, with the exception of Mobile Homes and Mobile Home Parks.
- b. Retail store including convenience store, provided there is no external storage of inventory, parts, machinery or equipment.
- c. Personal service businesses, including, but not limited to barbers, beauticians, coin laundry and dry cleaning without dry cleaning plant, photographers, and shoe repair, provided all services take place within an enclosed building and there is no external storage of inventory, parts, machinery or equipment.
- d. Animal hospital or animal boarding facility provided all board arrangements are maintained within a building and no noise connected with the operation of the facility is audible beyond the premises.

3. Special Exception Uses.

The following uses shall be allowed in the NCD Zoning District as a special exception, subject to the conditions of this section:

- a. Bed and Breakfast Inn, provided that it meets the following conditions:
 - 1) The inn must be operated by members of the household living on the premises.
 - 2) A maximum of one Bed and Breakfast Inn shall be permitted on any parcel.
 - 3) The inn must be operated in a structure constructed prior to the passage of this amendment.
 - 4) The inn shall have no more than 8 guest rooms.

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- 5) The inn shall not require any alteration or change in the essential residential character of the dwelling
 - 6) The operation of the inn shall involve no exterior storage of materials or supplies.
 - 7) There shall be no exterior displays or signs, except for one on-site sign no larger than twenty square feet stating the name of the inn.
 - 8) The resident operator of the inn shall keep a current guest register, including the names, addresses, and occupancy dates of all guests.
 - 9) No guest shall occupy the inn for more than seven consecutive nights.
 - 10) The inn may serve only a breakfast meal.
 - 11) The inn may only serve meals to registered guests.
 - 12) The Board of Zoning Appeals must hold a public hearing to determine if the proposed Bed and Breakfast Inn is consistent with a quiet residential neighborhood.
 - 13) Small functions such as weddings, receptions, teas and baby showers, may be held for groups of up to twenty-five (25) people.
 - 14) To ensure compatibility with surrounding residences, functions shall end no later than 8 p.m.
 - 15) The inn shall provide at least one paved parking space on the property for every two (2) possible guests. Parking spaces shall be located behind the front line of the structure.
4. Prohibited Uses.
- The following uses are prohibited in the NCD Zoning District.
- a. Sexually Oriented Businesses.
 - b. Cellular Towers.
 - c. Off-premise Signs

5. Dimensional Requirements.

Unless otherwise specified elsewhere in this ordinance, uses permitted in the NCD Zoning District shall be required to conform to the following standards:

Table 2.6

NCD Dimensional Criteria	
Minimum Lot Area:	6,000 square feet
Minimum Lot Width:	50 feet @ the building line
Setbacks: Minimum Front	30 feet* for local roads 40 feet* for collector roads
Minimum Side Setback:	10 feet* for all residential uses 10 feet* shall be required on one side only, except that commercial condominium projects shall be allowed to share interior property lines; provided a 10' setback is observed at both ends, and that no such project shall exceed 600 feet parallel to the street.
Minimum Rear Setback:	15 feet* for all residential uses 15 feet* for non-residential uses
Maximum Building Height:	35 feet (except upon Fire Chief's written approval with conditions stated therein.)
Maximum Impervious Surface Ratio	0.80
Maximum Residential Density (2)	14.0
Maximum F.A.R. (Non-Res. Only)	0.65

* See General Supplementary Provisions).

** Front setbacks may be used for parking or service drives, but must remain unobstructed by structures and buildings and must be designed in conformance with Article III, Off-Street Parking and Loading, if used for parking.

7. Parking and Loading.

Uses permitted in the NCD Zoning District shall meet the parking and loading standards set forth in Article III, Off-Street Parking and Loading.

8. Signs.

Signs permitted in the NCD Zoning District, including the conditions under which they may be located are set forth in Article IV, Sign Regulations.

9. Buffer yard Requirements.

Where this district abuts any residential district not separated by a street right-of-way, a buffer yard, in compliance with Article 5, Landscaping and Buffering,, shall be required along abutting property lines. Where two residential properties abut no buffer yard shall be required.

10. General and Supplementary Regulations.

Uses permitted in the NCD Zoning District shall meet standards set forth in the General Supplementary Provisions.

11. Street Planting Strips.

In all front setbacks, a strip not less than six (6) feet in width shall be provided along the right of way line on the property, which shall be planted and maintained in grass with street trees or in shrub planting or as may be required in approval of the site plans. Signs shall not be erected in this area with the exception of official traffic and regulatory signs. Residential uses shall be exempt from this requirement.
