

ARTICLE XII-A

“NO” NEIGHBORHOOD OFFICE DISTRICT REGULATIONS

Section 1 **GENERAL PURPOSE AND DESCRIPTION:**

The NO, Neighborhood Office District is established to create a flexible District for low intensity office and professional uses [five thousand (5,000) square feet of floor area or less]. The District can be used as a transition district between more intense uses and residential uses. Permitted uses should be compatible with adjacent residential areas. Heights shall be limited to one (1) story and landscape and screening requirements shall be utilized. Buildings in this District should be compatible and in similar scale with residential uses and adjacent property.

Section 2 **PERMITTED USES:**

1. In the “NO” Neighborhood Office District no land shall be used and no building shall be used, erected, or converted to any use other than:

- Art Gallery
- Art Supply/Frame Shop
- Book or Stationery Store
- Camera Shop and Supplies
- Candy Shop
- Cigarettes, Cigars, & Tobaccos (Retail Sales Only)
- Coffee Shop
- Copy Center
- Doctors or Dentists Offices
- Employment Agency (Professional)
- Errand Services
- Film Developing & Printing (Retail)
- Florists (Retail Sales Only)
- Jewelry, Retail Sales Only with Incidental Repair
- Key Shop
- Kiosk - Retail (500 SF or Less)
- Land Title Company
- Mortgage Company
- Newsstand
- Offices, Professional & Business Services Provided Only
- Optical Dispensary/Optician
- Optical Goods
- Parking Lot for the Parking of Cars and Trucks, 1½ Ton or Less
- Photographic Studio
- Real Estate Office
- Travel Bureau

2. Accessory uses to the main use.

Section 3 **HEIGHT REGULATIONS:**

- A. **Maximum Height:** One (1) story.
- B. **Roof Pitch:** Buildings shall have a minimum roof pitch of 4:12 if adjacent to a single family residential use or single family zoning district.

Section 4 **AREA REGULATIONS:**

- A. **Minimum Yards:**
 - 1. **Minimum Front Yard:** Thirty feet (30'); all setbacks adjacent to a street shall be considered a front setback.
 - 2. **Minimum Side Yard:** Ten feet (10'); Thirty feet (30') adjacent to a public street.
 - 3. **Minimum Rear Yard:** Twenty-five feet (25').
 - 4. **Adjacent to a Single-Family District:** The side or rear yard, whichever is adjacent to the single-family zoning district or use, shall observe a thirty-foot (30') setback.
- B. **Size of Lots:**
 - 1. **Minimum Lot Size:** Six thousand (6,000) square feet.
 - 2. **Minimum Lot Width:** Sixty feet (60').
 - 3. **Minimum Lot Depth:** One hundred feet (100').
- C. **Size of Building:** Maximum square footage of building shall be five thousand (5,000) square feet.
- D. **Maximum Lot Coverage:** Fifty percent (50%); including accessory buildings.

Section 5 **PARKING REGULATIONS:**

- A. As established by Article XIV-D, Off-Street Parking and Loading Requirements.

Section 6 **SPECIAL DISTRICT REQUIREMENTS:**

- A. Outside storage is prohibited.
- B. For site plan requirements, see Article XIV-H.
- C. Recreational vehicles, travel trailers or mobile homes may not be used for on-site dwelling or nonresidential purposes.

- D. All mechanical, heating and air conditioning equipment (roof top or ground mount) shall be screened from view at ground level from public streets and rights-of-way and from adjacent residential districts and Planned Development-2 Districts for residential uses. See Article XIV-G.
- E. Trash dumpster area shall be screened from public view. See Article XIV-G.
- F. Containerized storage, cargo storage, and/or trailer storage shall not be permitted on the premises.
- G. Other Regulations: As established in the Development Standards, Article XIV-E and XIV-G.