

## ARTICLE XII-C

### “NR” NEIGHBORHOOD RETAIL DISTRICT REGULATIONS

#### Section 1      **GENERAL PURPOSE AND DESCRIPTION:**

The NR, Neighborhood Retail District is established as a limited retail category intended for the use of nearby neighborhood areas for the purpose of supplying day-to-day needs and personal services [ten thousand (10,000) square feet of floor area or less]. Establishments should include small, free-standing retail structures, and neighborhood oriented personal service establishments. These shopping areas shall utilize landscape and screening requirements.

#### Section 2      **PERMITTED USES:**

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

- Antique Shop
- Appliance/Tool Repair (Small)
- Armed Services Recruiting Center
- Art Gallery
- Art Supply/Frame Shop
- Bakery (Retail Sales Only)
- Barber and Beauty Shops
- Book or Stationery Store
- Camera Shop and Supplies
- Candy Shop
- Catering Services
- Cell Phones and Pagers - Sales and Service
- Ceramic Shop
- Cigarettes, Cigars, & Tobaccos (Retail Sales Only)
- Clothing Store (Retail Sales Only)
- Coffee Shop
- Computer Sales Hardware, Software
- Computer Service & Repair
- Consignment Store (2,000 SF Maximum Size)
- Convenience Store (No Facilities For Gas)
- Copy Center
- Dry Cleaning Store (4,000 SF or Less)
- Diet Clinic
- Doctors or Dentists Offices
- Donut Shop
- Drugstore (Retail Sales Only)
- Employment Agency (Professional)
- Equipment Sales - Medical or Office (New or Used) and/or Rentals
- Errand Services
- Film Developing & Printing (Retail)
- Florists (Retail Sales Only)
- Handicraft Shop and Art Object Sales

Health Food Store  
 Hobby & Novelty Shops  
 Ice Cream/Yogurt Sales  
 Jewelry, Retail Sales Only with Incidental Repair  
 Key Shop  
 Kiosk - Retail (500 SF or Less)  
 Land Title Company  
 Laundromat  
 Mortgage Company  
 Music Store  
 Musical Instruments  
 Nail Salon (Nails Only)  
 Newsstand  
 Offices, Professional & Business Services Provided Only  
 Optical Dispensary/Optician  
 Optical Goods  
 Pet Shop, Indoor (Retail Sales Only)  
 Parking Lot for the Parking of Cars and Trucks, 1½ Ton or Less  
 Photograph Studio  
 Postal Mart  
 Print Shop  
 Real Estate Office  
 Restaurant - No Curb or Drive-in Services (Service Entirely Within Bldg.)  
 Seamstress, Dressmaker, or Tailor  
 Seasonal Sales  
 Second Hand Store (2,000 SF Maximum Size)  
 Shoe/Boot Repair Shop and/or Sales  
 Sporting Goods Store  
 Studio For The Display & Sale of Glass, China , Art Objects, Cloth,  
 Toy Store  
 Travel Bureau  
 Trophy Sales/Engraving  
 TV and Small Electronic Repair  
 Vacuum Cleaner Sales/Repair  
 Veterinary Offices & Clinics (All Pens & Runs Are Inside & Soundproof)  
 Video Rental  
 Wearing Apparel, Clothes, Shoes, Hats, Millinery, & Accessories

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.    **Size of Lots:**

1.    **Minimum Lot Area:** Seven thousand (7,000) square feet.
2.    **Minimum Lot Width:** Sixty feet (60').
3.    **Minimum Lot Depth:** One hundred (100') feet.

B.    **Minimum Yards:**

1.    **Minimum Front Yard:** Thirty feet (30'); all yards 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 or single family residential use or single family zoning district.
3.    **Minimum Rear Yard:** Twenty-five feet (25') or thirty feet (30') adjacent to a single family residential use or single family zoning district.

C.    **Size of Building:** Maximum square footage of any building shall be ten thousand (10,000) square feet.

D.    **Maximum Lot Coverage:** Forty percent (40%); including accessory buildings.

Section 5      **PARKING REGULATIONS:**

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

Section 6      **SPECIAL 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 view 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 dumpsters 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.