SECTION 28 NS - NEIGHBORHOOD SERVICE DISTRICT

28.1 GENERAL PURPOSE AND DESCRIPTION:

The NS, Neighborhood Service 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. Establishments should include small, free-standing retail structures, and neighborhood oriented personal service establishments. Sites zoned NS should generally utilize an existing or small corner lot within a logical neighborhood area.

28.2 **PERMITTED USES**:

- Those uses specified in Section 36 (Use Charts)
- 2. Such uses as may be permitted under the provisions of Specific Use Permits, Section

28.3 **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 residential use or zoning district.

28.4 AREA REGULATIONS:

- A. Size of Lot:
 - 1. **Minimum Lot Area** Seven thousand (7,000) square feet
 - Maximum Lot Area Three (3) acres
 - 3. Minimum Lot Width Sixty feet (60')
 - 4. **Minimum Lot Depth** One hundred feet (100')
- B. Size of Yards:
 - 1. **Minimum Front Yard** Twenty-five feet (25')
 - 2. **Minimum Side Yard** Ten feet (10'); Twenty-five feet (25') adjacent to a public street or residential lot.
 - 3. **Minimum Rear Yard** Twenty feet (20') or twenty five feet (25') adjacent to a residential lot.
- C. Maximum Lot Coverage: Forty percent (40%)
- D. Parking Regulations:
 - 1. As required by Section 38, Off Street Parking and Loading Requirements.

28.5 SPECIAL REQUIREMENTS:

- Open Storage is prohibited.
- B. For site plan requirements, see Section 42.
- 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 shall be screened from public view.
- E. Other Regulations As established in the Development Standards, Sections 37 through 45.