

DIVISION 8. ZONE DISTRICT REGULATIONS FOR THE NS -NEIGHBORHOOD SERVICE DISTRICT.**Section 14-58. Uses permitted by right:**

- (1) Business, professional and semi-professional offices.
- (2) Medical clinics and pharmacies operated in conjunction with a clinic.
- (3) Barber and beauty shops.
- (4) Club or lodge (nonprofit).
- (5) Community service agency.
- (6) Day nursery or child-care center.
- (7) Accessory building or use (not involving open storage), when located on the same lot.
- (8) Commercial and public parking lots.
- (9) All uses permitted in the HDR District.

Section 14-59. Conditional uses.

- (1) The following conditional uses may be permitted within the Neighborhood Service District:
 - (a) Enterprises or businesses of the same nature or class as those listed above in Section 14-58, which in the opinion of the Commission, as evidenced by a resolution of record, are not more obnoxious or detrimental to the welfare of the area than are those listed in said Section 14-58.
 - (b) Enterprises of a retail trade nature catering specifically to neighborhood convenience trade which in the opinion of the Commission, as evidenced by a resolution of record, are not of a different intensity of use or character, nor are more obnoxious or detrimental to the welfare of the area than existing businesses. Under no circumstance shall this provision allow gasoline service stations, automobile parts supply stores or automobile repair garages of any kind.
 - (c) Electric substations and gas regulator stations.
 - (d) Fire stations, police stations and telephone exchanges.
 - (e) Water reservoirs, water storage tanks, water pumping stations and sewer lift stations.

(2) For each instance, the Commission shall be provided with site development plans showing the proposed development or use and its relationship to adjacent properties. The site development shall show existing contours of the site at two foot (2') intervals, the location of improvements on the site, the height and bulk of structures proposed, description and placement of screening or screen planting, availability of utilities if applicable, and a statement of the time-sequence of development and environmental impact on properties in the immediate vicinity.

(3) The Commission may, in addition, prescribe any additional conditions regarding intensity or limitation of use, appearance, hours of operation, setbacks or required open space, or other such conditions which may be deemed necessary by the Commission.

Section 14-60. Building height limit.

Except as provided in Section 14-101, the height regulations are as follows: No structure shall exceed three and one-half (3 ½) stories or thirty-five feet (35') in height.

Section 14-61. Area regulations.

Except as provided in Section 14-101, the area regulations are as follows:

(1) Minimum floor area: No minimum requirements.

(2) Minimum lot area: No minimum requirements.

(3) Minimum lot frontage: No minimum requirements.

(4) Minimum front yard: Measured from the front property line, there shall be a front yard of not less than twenty-five feet (25') for all principal structures, which may be used to meet off-street parking requirements, unless otherwise specified by the Commission.

(5) Minimum rear yard: No minimum requirements.

(6) Minimum side yard: No minimum requirements.