

Neighborhood Service Zoning District - Use Chart (Sorted)

| Use   | SUP or P |
|---|----------|
| Administrative, professional or corporate office                          | P        |
| Athletic stadium or field operated by the city or school district         | P        |
| Automobile electric charging station                                      | P        |
| Bakery (retail)   | P        |
| Bank, saving, loan, and credit unions, including automated teller         | P        |
| Building material and hardware  | P        |
| Child Care (Center)   | P        |
| Community center  | P        |
| Copy shop or printing shop  | P        |
| Dance studio or aerobics center   | P        |
| Dry cleaning (small shop) in a multi-use building                         | P        |
| Fitness Center/Health Club  | P        |
| Kennels, Grooming Only  | P        |
| Medical/Dental clinic or office   | P        |
| Museum or art gallery   | P        |
| Offices, City, County, State, and Other Governmental                      | P        |
| Optical store, optician or optometrist                                    | P        |
| Pet grooming, no outdoor kennels  | P        |
| Pharmacist or drug store  | P        |
| Private park  | P        |
| Private school  | P        |
| Religious institution   | P        |
| Restaurant, café, cafeteria   | P        |
| Retail uses and services wholly enclosed within a building                | P        |
| School, Private   | P        |
| School, Public  | P        |
| Studio, art or photographic (within multi-use retail)                     | P        |
| Studio, art or photography (stand alone)                                  | P        |
| Temporary field construction office                                       | P        |
| Utility structures (public)   | P        |
| Veterinarian Clinic   | P        |
| Batching plant (temporary)  | Permit   |
| Antenna: radio, TV, relay, microwave, or telecommunications (over 50 ft.) | SUP      |
| Appliance Rental  | SUP      |
| Automobile parts retail sales wholly enclosed in a building               | SUP      |
| Automobile renting  | SUP      |
| Automobile service station  | SUP      |
| Bar   | SUP      |
| Bed and Breakfast/Tourist Home  | SUP      |
| Convenience store with gas pumps  | SUP      |
| Driving School  | SUP      |
| Dry cleaning free-standing building                                       | SUP      |
| Fraternal clubs, lodges, sororities, and fraternities, etc.               | SUP      |
| Grocery store or food market  | SUP      |
| Gunsmith (repair only)  | SUP      |
| Kennels (Indoor Pens Only)  | SUP      |

## Neighborhood Service Zoning District - Use Chart (Sorted)

|   |     |
|---|-----|
| Kennels (Outdoor Pens, could include Indoor Pens) | SUP |
| Laundromat (self service)                         | SUP |
| Minor medical emergency clinic                    | SUP |
| Medical Spa                                       | SUP |
| Mixed-Use Residential                             | SUP |
| Nursing Home                                      | SUP |
| Private club                                      | SUP |
| Radio broadcasting without tower                  | SUP |
| Restaurant with Drive-thru/Drive-in               | SUP |
| School, Business or Trade                         | SUP |
| Seasonal Sales                                    | SUP |
| Spa   | SUP |
| Utility structures (Private or Franchised)        | SUP |
| Veterinarian Clinic with Outdoor Pens             | SUP |
| Veterinarian Clinic with Supplemental Services    | SUP |
| Wind Turbines                                     | SUP |

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## Section 8.14 NS - Neighborhood Service

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. The maximum floor area for a use within a multi-use building or a free-standing building for one use shall not exceed six thousand (6,000) square feet unless approved by a Specific Use Permit (SUP) or a Planned Development (PD). The architectural character within this district shall be compatible with the adjacent residential neighborhoods.
2. *Permitted Uses.*
  - a. Those uses specified in this Section.
  - b. Such uses as may be permitted under the provisions of Specific Use Permits (SUP).
3. *Height Regulations.*
  - a. **Maximum Height** - Two (2) stories, thirty-five feet (35'); if additional height over thirty-five feet (35') is desired, then an additional setback is required. One (1) story and twenty-five feet (25') maximum height if within one hundred feet (100') of a developed SF-zoning district/lot. Architectural features may exceed twenty-five feet (25').
  - b. **Roof** - Buildings shall have pitched or mansard roofs. Other roof types may be considered by the City Council at the time of site plan approval.
4. *Area Regulations.*
  - a. *Size of Lots.*
    - 1) **Minimum Lot Size** - Thirty-three thousand (33,000) square feet.
    - 2) **Minimum Lot Width** - One hundred fifty feet (150').
  - b. *Size of Yards.*
    - 1) **Minimum Front Yard** - Thirty feet (30'); all yards adjacent to a street shall be considered a front yard.
    - 2) **Minimum Side Yard** - Exterior, fifteen feet (15'); interior, none; thoroughfare, thirty feet (30').
    - 3) **Minimum Rear Yard** - Twenty feet (20').
    - 4) **Adjacent to a Single-Family District** - The side or rear setback, whichever is adjacent to the single-family zoning district shall observe a thirty-foot (30') setback.
    - 5) **Additional setback for structures over thirty-five feet (35')** - One (1) additional foot setback for each additional two feet (2') in height above thirty-five feet (35').
5. *Other Regulations.*
  - a. As established in Article Eight.
  - b. Parking Requirements: As established in Section 9.02 - Off Street Parking and Loading Requirements.
  - c. No permanent use of temporary dwellings, such as travel trailers or mobile homes, may be used for on-site dwelling or non-residential purposes.
  - d. Site Plan submittal is required.
  - e. No outside storage or display is permitted unless approved by a Specific Use Permit (SUP).

### NS Zoning District Use Table

P = Permitted Uses

SUP = May Be Approved as Special Use Permit

Additional uses permitted only by Planned Development Districts are listed in Section 8.27(l)

- = Not Permitted

| Use   | SUP or P |
|---|----------|
| Administrative, professional or corporate office                          | P        |
| Antenna: radio, TV, relay, microwave, or telecommunications (over 50 ft.) | SUP      |
| Appliance Rental  | SUP      |
| Athletic stadium or field operated by the city or school district         | P        |
| Automobile electric charging station                                      | P        |
| Automobile parts retail sales wholly enclosed in a building               | SUP      |
| Automobile renting  | SUP      |
| Automobile service station  | SUP      |
| Bakery (retail)   | P        |
| Bank, saving, loan, and credit unions, including automated teller         | P        |
| Bar   | SUP      |
| Batching plant (temporary)  | Permit   |
| Bed and Breakfast/Tourist Home  | SUP      |
| Building material and hardware  | P        |
| Child Care (Center)   | P        |
| Community center  | P        |
| Convenience store with gas pumps  | SUP      |
| Copy shop or printing shop  | P        |
| Dance studio or aerobics center   | P        |
| Driving School  | SUP      |
| Dry cleaning (small shop) in a multi-use building                         | P        |
| Dry cleaning free-standing building                                       | SUP      |
| Fitness Center/Health Club  | P        |
| Fraternal clubs, lodges, sororities, and fraternities, etc.               | SUP      |
| Grocery store or food market  | SUP      |
| Gunsmith (repair only)  | SUP      |
| Kennels, Grooming Only  | P        |
| Kennels (Indoor Pens Only)  | SUP      |
| Kennels (Outdoor Pens, could include Indoor Pens)                         | SUP      |
| Laundromat (self service)   | SUP      |
| Medical/Dental clinic or office   | P        |
| Minor medical emergency clinic  | SUP      |
| Medical Spa   | SUP      |
| Mixed-Use Residential   | SUP      |
| Museum or art gallery   | P        |
| Nursing Home  | SUP      |
| Offices, City, County, State, and Other Governmental                      | P        |
| Optical store, optician or optometrist                                    | P        |
| Pet grooming, no outdoor kennels  | P        |
| Pharmacist or drug store  | P        |

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| Private club   | SUP |
| Private park   | P   |
| Private school   | P   |
| Radio broadcasting without tower                           | SUP |
| Religious institution                                      | P   |
| Restaurant, café, cafeteria                                | P   |
| Restaurant with Drive-thru/Drive-in                        | SUP |
| Retail uses and services wholly enclosed within a building | P   |
| School, Private  | P   |
| School, Public   | P   |
| School, Business or Trade                                  | SUP |
| Seasonal Sales   | SUP |
| Spa  | SUP |
| Studio, art or photographic (within multi-use retail)      | P   |
| Studio, art or photography (stand alone)                   | P   |
| Temporary field construction office                        | P   |
| Utility structures (Private or Franchised)                 | SUP |
| Utility structures (public)                                | P   |
| Veterinarian Clinic  | P   |
| Veterinarian Clinic with Outdoor Pens                      | SUP |
| Veterinarian Clinic with Supplemental Services             | SUP |
| Wind Turbines  | SUP |

(Ord. No. 2072, § 2(Exh. A), 6-21-22; Ord. No. 2104, § 2, 12-6-22; Ord. No. 2118, § 2, 4-4-23; Ord. No. 2158, § 2(Exh. A), 3-5-24)