## 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.
- 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 onsite 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** 

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## 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(I)

## - = Not Permitted

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

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Private club Private park Private park Private school PRadio broadcasting without tower SUP Religious institution PRestaurant, café, cafeteria PRestaurant with Drive-thru/Drive-in SUP Retail uses and services wholly enclosed within a building School, Private PSchool, Public 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
Radio broadcasting without tower  Religious institution  Restaurant, café, cafeteria  Restaurant with Drive-thru/Drive-in  Retail uses and services wholly enclosed within a building  School, Private  SUP  P
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
Restaurant, café, cafeteria P Restaurant with Drive-thru/Drive-in SUP Retail uses and services wholly enclosed within a building P School, Private P
Restaurant with Drive-thru/Drive-in  Retail uses and services wholly enclosed within a building  School, Private  SUP  P
Retail uses and services wholly enclosed within a building P School, Private P
School, Private P
School, Public P
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School, Business or Trade SUP
Seasonal Sales SUP
Spa SUP
Studio, art or photographic (within multi-use retail)
Studio, art or photography (stand alone)
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)