

M. NS – Neighborhood Service District

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 8.07 - 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 8.04(I)

- = 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
Barber shop or beauty salon stand alone	P
Barber shop or beauty salon within multi-use retail	P
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
Kennel, indoor or outdoor pens	SUP
Laundromat (self service)	SUP
Medical/Dental clinic or office	P
Minor medical emergency clinic	SUP
Mixed-Use Residential	SUP

ARTICLE EIGHT

Unified Development Code

Adopted: July 7, 2015



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
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 to include Cosmetologists (Hair, Nails, Face) & Massage Therapists Licensed in TX	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
Vehicle or car wash	SUP
Veteranarian Clinic (no outdoor mens) includes grooming facility	P
VeterinarianClinic (with outdoor pens) may or may not include grooming facility	SUP
Wind Turbines	SUP