

- M. NS Neighborhood Service District
  - 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').
  - 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.
  - 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.
- 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

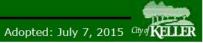
SUP = May Be Approved as Special Use Permit

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

# ARTICLE EIGHT Unified Development Code



Museum or art gallery	P
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
Private club	SUP
Private park	Р
Private school	Р
Radio broadcasting without tower	SUP
Religious institution	Р
Restaurant, café, cafeteria	Р
Restaurant with Drive-thru/Drive-in	SUP
Retail uses and services wholly enclosed within a building	Р
School, Private	Р
School, Public	Р
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)	Р
Studio, art or photography (stand alone)	Р
Temporary field construction office	Р
Utility structures (Private or Franchised)	SUP
Utility structures (public)	Р
Vehicle or car wash	SUP
Veteranarian Clinic (no outdoor mens) includes grooming facility	Р
VeterinarianClinic (with outdoor pens) may or may not include grooming facility	SUP
Wind Turbines	SUP