

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

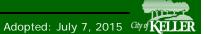
- a. **Maximum Height** Two (2) stories, thirty-five feet (35'); if additional height over thirty-five feet (35') is desired, then an additional setback is required. One (1) story and twenty-five feet (25') maximum height if within one hundred feet (100') of a developed SF-zoning district/lot. Architectural 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	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 Nursing Home **SUP** Offices, City, County, State, and Other Governmental Ρ Optical store, optician or optometrist Pet grooming, no outdoor kennels Ρ Ρ Pharmacist or drug store Private club **SUP** Private park Private school Ρ Radio broadcasting without tower **SUP** Ρ Religious institution Restaurant, café, cafeteria Ρ Restaurant with Drive-thru/Drive-in **SUP** Ρ Retail uses and services wholly enclosed within a building School, Private Ρ Р School, Public 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) Ρ Ρ Studio, art or photography (stand alone) Temporary field construction office Ρ Utility structures (Private or Franchised) **SUP** Utility structures (public) Ρ Vehicle or car wash **SUP** Р Veteranarian Clinic (no outdoor pens) includes grooming facility VeterinarianClinic (with outdoor pens) may or may not include grooming facility SUP Wind Turbines SUP