

CHAPTER 10

NC- NEIGHBORHOOD COMMERCIAL DISTRICT

SECTION 10.10 DESCRIPTION AND PURPOSE

This District is intended to accommodate uses which can provide office, personal services and commercial goods for visitors to and residents of the neighborhoods of Croton Township, including uses which are generally compatible with the character of residential Districts.

SECTION 10.20 USES PERMITTED BY RIGHT

Land and/or buildings in the NC District may be used for the followings purposes as Permitted Use:

- A. Office buildings for any of the following occupations:
 - 1. Executive, administrative, professional, accounting, drafting and other similar professional activities, as determined by the Zoning Administrator.
 - 2. Medical and dental offices and clinics.
- B. Banks, credit unions, saving and loan associations and other similar uses as determined by the Zoning Administrator, including those with drive-through facilities.
- C. Personal service establishments conducting services on the premises, including barber and dry cleaning service outlets, beauty shops, fitness centers, travel agencies and other similar uses, as determined by the Zoning Administrator.
- D. Retail stores, providing goods within a completely enclosed building.
- E. Drug stores and pharmacies.
- F. Restaurants, exclusive of drive-through facilities.
- G. Private clubs, fraternal organizations and lodge halls.
- H. Indoor recreational facilities, excluding bowling alleys.
- I. Commercial child care centers.
- J. Utility and public service buildings, without storage yards, but not including essential public services such as poles, wires and underground utility systems.

- K. Accessory buildings, structures and uses customarily incidental to any Permitted or Special Land Use (if approved).

SECTION 10.30 SPECIAL LAND USES

Land and/or buildings in the NC District may be used for the following purposes following approval by the Planning Commission as a Special Land Use as regulated by Chapter 15.

- A. Funeral homes and mortuary establishments.
- B. Vehicle service stations, excluding body shops.
- C. Vehicle wash establishments, either self-serve or automatic.
- D. Open air businesses.
- E. Dry cleaning and laundry establishments performing cleaning operations on the premises, including retail/service operations.
- F. Marinas
- G. Schools, churches, libraries, parks, playground and community center buildings.

SECTION 10.40 DISTRICT REGULATIONS

- A. The outdoor storage of goods or materials shall be prohibited in the required front yard. Goods or materials stored in the side or rear yard shall be screened from the view from the street or from abutting properties.
- B. No building or structure, nor the enlargement of any building or structure, shall be hereafter erected and no lot shall be created unless the following minimum requirements are met and maintained in connection with the building, structure or enlargement.

Front Yard	35 feet - no parking is permitted in the Required Front Yard
Side Yard	Side abutting AR, R-1, R-2, or MHPC lot - 15 feet
	Side abutting other districts - 0 or 10 feet
	Street side of a corner lot - 35 feet
Rear	25 feet
Maximum Building Height	35 feet
Lot Coverage	50%
Minimum Lot Area	15,000 square feet
Minimum Lot Width	75 feet
Non-conforming Lots	
Front Yard	100 feet to road right-of-way
Side Yard	Minimum 15 feet unless on a road right-of-way, then it is 25 feet
Rear Yard	30 feet

Figure 10. 1