

**ARTICLE IX
NSC NEIGHBORHOOD SERVICE COMMERCIAL DISTRICT**

Section 9.01 PURPOSE.

This District has the intent of providing areas wherein retail trade and service outlets can be located in order to satisfy the day to day needs of the residents in the immediate neighborhood.

(Ord. No. 1 eff. Jan. 8, 1983)

Section 9.02 PERMITTED PRINCIPAL USES.

The following uses are permitted as long as the use is conducted completely within an enclosed building:

- A. Retail establishments; including those selling groceries, meats, bakery products, fruits, vegetables, delicatessen foods, drugs and sundries, hardware goods, gifts, dry goods, notions, clothing, wearing apparel, shoes and boots.
- B. Restaurants; except that food is not permitted to be consumed in parked vehicles on premises.
- C. Service establishments; including medical, dental, veterinary, financial, hair cutting and hair dressing, millinery, dressmaking, tailoring, shoe repairing, fine arts studios, laundry and dry cleaning and household and personal equipment repair shops.
- D. Vehicle service and repair facilities for automobile and light trucks, however specifically excluding body shops.

(Ord. No. 1 eff. Jan. 8, 1983; amend. by Ord. No. 11 eff. Apr. 4, 1986)

Section 9.03 PERMITTED PRINCIPAL SPECIAL USES WITH CONDITIONS.

- A. Automotive gasoline and service stations in accordance with the provisions of Article XVI, "Special Uses" for this use. See Section 16.13.
- B. Drive-in retail and service establishments in accordance with the provisions of Article XVI, "Special Uses" for these uses.
- C. Neighborhood Shopping Centers in accordance with the provisions of Article XVI, "Special Uses" for a collective grouping of two (2) or more of the uses permitted in this District.
- D. (Deleted by Ordinance #107).

- E. Not for profit shelters for temporary housing of small animal domestic pets in accordance with the provisions of Article XVI, "Special Uses", and also in compliance with the terms and conditions of Section 16.25 of said Article XVI.

(Ord. No. 1 eff. Jan. 8, 1983; amend. by Ord. No. 13 eff. Mar. 6, 1987; further amend. by Ord. No. 19 eff. Aug. 3, 1988; Ord. No. 31 eff. Oct. 3, 1991; Ord. No. 62 eff. Oct. 8, 1997, further amend. by Ord. No. 107, eff. May 24, 2000)

Section 9.04 PERMITTED ACCESSORY USES.

- A. Normal accessory uses to all "Permitted Principal Uses."
- B. Normal accessory uses to all "Permitted Principal Special Uses."
- C. See Section 14.47.

(Ord. No. 1 eff. Jan. 8, 1983)

Section 9.05 DIMENSIONAL REQUIREMENTS, EXCEPT AS OTHERWISE SPECIFIED IN THIS ORDINANCE.

- A. **Lot area.** Minimum of one (1) acre, except where a lot or parcel is served by a public or common water supply system and a public wastewater sewer and treatment system, in which use of the lot or parcel may have a minimum area of 10,000 square feet. Neighborhood Shopping Centers shall meet the requirements of Article XVI, "Special Uses" for a collective grouping of two (2) or more of the uses permitted in this District.
- B. **Lot width.** Minimum of 150 feet at building setback line when on-site well water supply and septic tank wastewater disposal systems are used or a minimum of 80 feet at building setback line when public or common water supply and wastewater sewerage and treatment systems are directly accessible to the lot or parcel.
- C. **Lot coverage.** Maximum of 60%.
- D. **Yard and setback requirements.**
 - 1) **Front yard.** Minimum of thirty-five (35) feet from the road or highway right-of-way line, or as specified Section 26.05, whichever is greater.
 - 2) **Side yards.** Minimum of ten (10) feet for one (1) side yard, but a minimum total of twenty-five (25) feet for both side yards.
 - 3) **Rear yard.** Minimum of fifty (50) feet.

E. **Height limitations.** Maximum of two (2) stories or thirty (30) feet, except that a detached accessory structure shall not exceed 20 feet.

F. **Locational and other requirements.**

1) The site shall have at least one (1) property line abutting a major road or highway arterial.

2) All vehicular access shall be from a Livingston County Road Commission or Michigan Department of Transportation approved driveway intersection with a road or highway, which may include the use of acceleration and/or deceleration lanes, tapered lanes, or a frontage access road located parallel and adjacent to a major road or highway arterial in conformance with Section 26.04.

3) The storage of goods or materials is not permitted outside of the principal structure.

(Ord. No. 1 eff. Jan. 8, 1983; amend. Ord. No. 75 eff. Sept. 30, 1998; further amend. Ord. No. 97 eff. Feb. 23, 2000; Ord. No. 98 eff. Feb. 23, 2000; further amend. Ord. No. 119 eff. Dec. 27, 2000)