



Zoning District Summary: Neighborhood Service (NS)

This zone is primarily designed for small sites to accommodate neighborhood convenience retail shopping facilities and professional and business offices that are primarily engaged in providing services to residents of the immediate neighborhood.

Allowed Structures/Uses

- Accessory buildings
- Amusements (commercial indoor)
- Art gallery or museum
- Bakery (retail)
- Barbershop or beauty salon
- Boarding or rooming house
- Business office, professional or administrative
- College or university
- Community Center (public or private)
- Custom personal service
- Day nursery
- Dry cleaning
- Detached private garage/utility room
- Farm or ranch
- Florist
- Fraternal Organization
- Group care or group medical care home
- Handicraft shop
- Home or treatment center for care of alcoholic, narcotic, or psychiatric patients
- Hospital
- Laundry or cleaning self-service
- Library (public)
- Lodge or civic center
- Multi-family dwelling
- Nursing home
- Parking lot (commercial - autos only)
- Parks
- Pharmacy
- Philanthropies
- Playgrounds
- Private Country Club
- Public Golf Course, but not including miniature golf courses, driving ranges or similar forms of commercial amusement
- Public/Governmental Agencies
- Public Utility lines and structures including electrical substation
- Railroad tracks and rights-of-way
- Real estate office (two-year limit)
- Religious Worship Facilities
- Retail sale of alcoholic beverages (off-premise consumption)
- Retail stores and shops (other)
- Schools (Public, private, or denominational with full curriculum accredited by the state)
- Single-family dwelling attached or detached
- Studio for photographer, musician, artist or health service
- Swim or tennis club
- Temporary buildings for construction use
- Two-family dwelling

Lot Requirements

	Single-Family Attached Dwelling	Single-Family Detached Dwelling	Two-Family Dwelling	Multi-Family Dwelling	Non-residential Use
Maximum Height	Up to two (2) stories			Up to three (3) stories	Up to two (2) stories
Minimum Lot Area	2,000 ft ²	6,000 ft ²	6,000 ft ²	7,500 ft ²	-
Minimum Lot Width	20'	60'	60'	60'	-
Min Property Line Width	40'	40'	40'	40'	40'
Min Lot Depth	100'	100'	100'	120'	-
Max Lot Coverage	45%	45%	45%	45%	-
Minimum sq ft/unit	N/A	N/A	N/A	1,200 ft ²	-
Minimum Front Yard	25'	25'	25'	25'	25'
Minimum Side Yard	0'	0'	0'	0'	0'
Minimum Rear Yard	10'	10'	10'	10'	10'

Specific Use Permits

A Specific Use Permit **without term** may be issued in the Neighborhood Services Dwelling District (NS) through final approval by the Planning and Zoning Commission subject to, but not limited to specified restrictions as follows:

Accessory building for living or sleeping quarters not including rental as a separate dwelling · Antique shop · Bed and breakfast · Cemetery or mausoleum · Commercial radio and television microwave towers and transmitting stations · Green house or plant nursery · Mini storage warehouse (consisting of private storage rental units, each unit not to exceed 3100 cubic feet in size and not larger than 24 feet by 10 feet in area) · Mobile home park or manufactured home park or travel trailer or recreational vehicle park and containing no less than 5 acres and subject to all of the special requirements, conditions or safeguards that may be imposed by the Council and incorporated in the permit. The minimum area for each mobile home or manufactured home dwelling unit shall be 4,000 square feet · Mortuary or funeral parlor · Petroleum or gas · Petroleum collecting or storage · Restaurant with drive-in service · Restaurant offering no drive-in or drive through service) as a part of an office or retail center · Water treatment plant

A Specific Use Permit **with term** may be issued in the Neighborhood Services Dwelling District (NS) through final approval by the Planning and Zoning Commission subject to, but not limited to specified restrictions as follows:

Cafeteria · Group secure care home for persons for which supervision or security is required to ensure that they do not leave the facility, or because the residents are considered dangerous to themselves or others, except for prisons or correctional facilities