

Sec. 18-192. Neighborhood Service District.

(a) Purpose. The Neighborhood Service District is intended to meet the need for small-scale commercial development to serve the convenience shopping and office needs of nearby residents. These districts are typically located at the intersections of collector streets or collector and arterial streets in close proximity to developed residential neighborhoods.

(b) Main uses permitted.

(1) Agricultural uses.

Crop production (L).

(2) Industrial uses.

Heavy Equipment Operator Outdoor Training Site (SUP).

Mining (SUP).

Well site or production site.

(3) Institutional and community service uses.

Cemeteries and mausoleum (SUP).

Church.

Cultural arts facilities (SUP).

Day care facility.

Nursing and convalescent homes (SUP).

Schools, public and private.

(4) Lodging uses. None permitted.

(5) Office uses.

Financial institution with drive-in (SUP).

Financial institution without drive-in.

General office.

Medical clinic.

(6) Recreation uses.

Community park, recreation center, or golf course.

Country club (SUP).

Neighborhood park or playground.

Private recreation center, club, or area (SUP).

(7) Residential uses. None permitted.

(8) Retail and personal service uses.

Animal clinic (SUP).

Bars, lounge or tavern (SUP).

Clubs and lodges (nonprofit) (SUP).

Dry cleaning, laundry store.

General merchandise or food with less than 3,500 square feet.

Liquor store (SUP).

Nursery, garden shop, plant sales (SUP).

Personal service uses.

Restaurant with drive-in or drive-through (SUP).

Restaurant without drive-in or drive-through.

(9) Temporary uses.

Christmas tree lots (TUP).

Temporary batch plant (TUP).

Temporary construction yard, construction/sales office (TUP).

Temporary grazing (TUP).

(10) Transportation uses.

Transit passenger shelter.

(11) Utility and public service uses.

Electric substation and gas regulator station (SUP).

Library.

Local utilities.

Police and fire stations.

Post office.

Telephone exchange without shops or offices (SUP).

Utility or government installation other than listed (SUP).

Water treatment plant, reservoir and water storage tanks (SUP).

(12) Wholesale, distribution and storage uses.

None permitted.

(13) Wireless telecommunication uses.

Public safety telecommunication facility.

See also Sections 18-1103 and 18-1104.

(c) Accessory uses. As a general rule, an accessory use is permitted in any district in which the main use is permitted. However, because of the specific nature of some accessory uses they are specifically listed and subject to additional regulations. See Section 18-355 et seq.

(1) The following accessory uses are not permitted in a Neighborhood Service District:

Accessory community center.

Accessory game court.

Home occupation.

Occasional sales (garage sales).

Private stable.

Swimming pool (private).

(2) The following accessory uses are permitted by right in a Neighborhood Service District:

Accessory outside display.

Accessory outside sales.

Accessory outside storage.

Amateur telecommunication facility.

Attachment of telecommunication antenna to existing structure.

Television reception antenna or dish.

(3) The following accessory use is permitted in a Neighborhood Service District by SUP only:

Wind energy conversion systems.

(d) Yard, lot, and space regulations.

(1) Front, side, and rear yard.

a. Front, side and rear yards are determined through Development Permit review. For this district the following chart shows the minimum front, side and rear yards permitted and the maximum front, side, and rear yards that may be required.

TABLE INSET:

For:	Minimum Permitted (feet)	Maximum Required (feet)
Front yard	25	50
Side yard	0 or 15	25
Rear yard	0 or 15	25

b. Performance criteria contained in Sections 18-421, 18-422, and 18-423 shall be used to determine the actual front, side, and rear yard requirements for each project during the Development Permit review process. Different requirements may be established on the same lot for different types of structures.

c. No parking is allowed in the first 25 feet of the front yard and this area shall be landscaped.

(2) Dwelling unit density. No dwelling units permitted.

(3) Floor area ratio. Maximum floor area ratio is 0.25.

(4) Height. Maximum height is 30 feet.

(5) Lot coverage. Maximum lot coverage in this district is 50 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not included in lot coverage calculations.

(6) Lot size. No minimum lot size.

(e) Additional provisions. None.

(Code 1975, § 58-2.121; Ord. No. 2183, § 1, 8-10-92; Ord. No. 2255, § 3, 5-24-93; Ord. No. 2279, § 31, 8-9-93; Ord. No. 2524, § 3, 10-12-98; Ord. No. 2543, § 2, 5-10-99; Ord. No. 2547, § 1, 6-28-99; Ord. No. 3064, § 7, 8-12-08)