

2.9 NR - Neighborhood Retail Commercial

Intent - The NR: Neighborhood Retail Commercial *Districts* are established to promote development of areas for convenience uses which tend to meet the daily needs of the residents of the immediate residential *Districts*. Uses within the NR *Districts* are regulated in character to assure harmonious development with the residential *Districts* served and are limited in size and scale to promote pedestrian access.

A. *Permitted Uses.*

1. *Primary Uses*

Clothing Service

Dressmaking
Dry Cleaning and Laundry
Establishment
Millinery Shop (Fabric Shop)
Self-service Laundry
Shoe Repair Shop
Tailor and Pressing Shop

Communication/Utilities

Telephone Exchange

Educational Use

Child Care Center
Day Nursery
Kindergarten
Library
Nursery School
School - Commercial, Trade or
Business
School - Public or Private

Food Sales and Service

Bakery - Retail
Convenience Store (no gas sales)
Dairy - Retail
Delicatessen
Grocery
Meat Market
Restaurant without Alcoholic
Beverages

Governmental Use

Fire Station
Governmental Offices
Police Station
Post Office

Miscellaneous

Clinic, Medical, Dental or
Optometrists
Tourist Home / Bed & Breakfast

Office/Professional Services

Architect
Artist
Bank Machines
Bank / Savings & Loan /
Credit Union
Dentist
Design Services
Engineer
Insurance Agent
Lawyer
Musician
Physician
Pharmacist
Photographic Studio
Professional Offices
Real Estate Office
Service Organization Office
Travel Agency

Personal Service
Barber Shop
Beauty Shop
Health Spa or Fitness Center
Tanning Salon

Public Facilities
Public Park
Religious Use

Recreation
Dancing, Aerobics, Gymnastics
Studio

Residential
Assisted Living Facility
Convalescent Home
Nursing Home

Retail
Apparel Shop
Convenience Store (no gas
sales)
Drug Store
Flower Shop
Gift Shop
Newsdealer
Stationery and Book Store

2. *Special Exception Uses*

Automobile Service

Communication/Utilities
Public Utility Substation
Public Wells
Sewage Treatment Plant
Water Treatment Plant

Food Sales and Service
Drive-in / Drive-thru Restaurant
Restaurant with alcoholic
beverages
Roadside Food Sales Stand

Miscellaneous
Print Shop

Public Facilities
*Neighborhood Recycling
Collection Point*

Recreation
Lodge or Private Club

3. *Accessory Uses - See Article IV.*

4. *Temporary Uses - See Article IV.*

B. Development Standards.

1. Minimum *Lot Width* and *Frontage* - each *Lot* or *Integrated Center* shall have a minimum *Lot Width* and *Frontage* on a *Public Street* of 50 feet.

2. *Minimum Yards* and *Building Setbacks*

a. Front - a minimum *Front Yard* and *Building Setback* measured from the *Proposed Right-of-Way* shall be provided as follows:

<i>Interstate Street:</i>	60'
<i>Primary Arterial Street:</i>	30'
<i>Secondary Arterial Street:</i>	30'
<i>Collector Street:</i>	30'
<i>Local Street / Cul-de-sac Street:</i>	30'

b. Minimum *Side Yard* and *Setback* - shall be provided from the *Lot Line* as follows:

- (1) Minimum *Side Yard* - 10 feet
- (2) Minimum *Side Bufferyard* - 15 feet

c. Minimum *Rear Yard* and *Setback* - shall be provided from the *Lot Line* as follows:

- (1) Minimum *Rear Yard* - 10 feet
- (2) Minimum *Rear Bufferyard* - 15 feet

d. *Minimum Yards* for *Out Lots* - *Out Lots* within an *Integrated Center* shall provide a *Minimum Yard* of five (5) feet along all *Lot Lines* in common with other *Out Lots* or with the main portion of the *Integrated Center*. If any portion of an *Out Lot* abuts the perimeter of the *Integrated Center*, that portion of the *Out Lot* shall be required to comply with the applicable *Minimum Front, Side* or *Rear Yard* requirements set forth above. The main portion of the *Integrated Center* shall not be required to provide a *Minimum Yard* along the *Lot Line* in common with an *Out Lot*.

3. Use of *Minimum Yards* and *Bufferyards*

Use of *Minimum Yards* and *Bufferyards* - all *Minimum Yards* and *Bufferyards* shall be landscaped with grass, trees, shrubbery, or hedge, or in combination with other suitable ground cover materials and shall remain free from structures except where expressly permitted below:

- a. Minimum *Front Yards* - may include *Driveways* and *Parking Areas* (provided that no portion of the *Parking Area* may be located closer to the *Right-of-Way* than ten (10) feet; except for Minimum *Front Yards* abutting the Ronald Reagan Parkway or a *Frontage Street* parallel to the Ronald Reagan Parkway, where *Parking Areas* shall be prohibited) and shall be maintained as open space free from *Buildings* or *Structures* in compliance with the requirements for Perimeter Landscape Yards as set forth in Article IV;
 - b. Minimum Front *Bufferyards* - may include *Driveways* and shall be maintained as open space free from *Buildings* or *Structures* in compliance with the requirements for Perimeter Landscape Yards as set forth in Article IV;
 - c. Minimum *Side and Rear Yards* - minimum *Side and Rear Yards* may include *Interior Access Driveways* connecting to adjoining *Lots* provided that the remainder of said *Yards* shall be maintained as open space free from *Buildings* or *Structures* in compliance with the requirements for Perimeter Landscape Yards as set forth in Article IV;
 - d. Minimum *Side and Rear Bufferyards* - shall be landscaped with grass and shrubbery, trees, or hedge, or in combination with other suitable ground cover materials and maintained in compliance with the requirements for Perimeter Landscape Yards as set forth in Article IV.
4. *Maximum Building Height* - 35 feet.
 5. *Parking and Loading* - See Article IV.
 6. *Signs* - See Article VII.
 7. *Outdoor Operations* - All uses and operations (except *Off-Street Parking*, *Off-Street Loading* and delivery, walk-up customer service windows and drive-through customer service windows) shall be conducted completely within enclosed *Buildings*, except where expressly permitted below:
 - a. Outdoor seating shall not be located between a *Building Line* and a *Bufferyard*.
 - b. Vending machines - provided that vending machines:
 - (1) shall abut the exterior wall of the *Building*; and,
 - (2) shall not be located in a *Required Yard* or *Required Bufferyard*.

- c. Outdoor Display or Sales - provided that such display or sales shall:
 - (1) be *Accessory* to the *Primary Use*;
 - (2) not exceed 1% of the *Gross Floor Area* of each non-related and separately operated use;
 - (3) shall not be located in a *Required Yard* or *Required Bufferyard*;
 - (4) shall not be located so as to interfere or conflict with walks, required *Parking Areas*, required *Loading Areas*, *Driveways*, *Interior Access Drives*, *Interior Access Driveways*, perimeter landscape *Yards* or foundation plantings.

- d. Gasoline Pumps - provided that no outdoor operations other than the dispensing or installation of gasoline, oil, antifreeze and other similar products and the performance of minor services for customers as related to said dispensing or installation are conducted on the site.

8. Landscape Requirements - See Article IV.

9. Maximum *Gross Floor Area* - No single use, whether free-standing or contained in an *Integrated Center*, shall exceed eight thousand (8,000) square feet of *Gross Floor Area*.

No *Integrated Center* shall exceed twenty-four thousand (24,000) square feet of total *Gross Floor Area*.

C. Architectural Review.

If any portion of a *Lot* proposed for development is located in the NR *District* and within six-hundred (600) feet of a Residential *District* or *Gateway Corridor*, the entire proposed development on that *Lot* shall be subject to the requirements for the filing of a *Development Plan* for Architectural Review as set forth in Article V.

D. Development Incentives.

Any proposed development located in the NR *District* shall be eligible to utilize the *Development Incentives* set forth in Article V of this Ordinance.