

Chapter 14 - NS-NEIGHBORHOOD SERVICE COMMERCIAL

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Sec. 14.1 *PURPOSE.*

This District is intended to permit local retail business and service uses which are desirable to serve the residential areas of the Township. In order to promote good business development so far as is possible at an appropriate scale to adjoining residential areas, uses are prohibited which would create hazards, offensive and loud noises, vibration, smoke, glare, heavy truck traffic, or late hours of operation. The intent of this District is also to encourage the concentration of business uses, to the mutual advantage of both the consumers and merchants, consistent with the intent of the Township Land Use Plan, and thereby avoid the encouragement of marginal business throughout the community.

Sec. 14.2 *PERMITTED USES.*

Land and/or buildings in this District may be used for the following purposes by right:

- (A) Any permitted use in the OS District.
- (B) Retail Food Establishments which supply groceries, fruits, vegetables, meats, dairy products, baked goods, confections, or similar commodities for consumption off the premises. Foodstuffs may be prepared or manufactured on the premises as an accessory activity if the sale of the product is limited to the local retail store. (Includes take-out food-no seating)
- (C) Other Retail Businesses such as drug, variety, dry goods, clothing, notions, music, book, hardware, or furniture stores which supply commodities on the premises.

Sec. 14.3 *USES REQUIRING SPECIAL LAND USE APPROVAL.*

The following uses may be permitted by obtaining Special Land Use Approval when all applicable standards as cited in Chapter XX are met.

- (A) Restaurants, not permitting dancing, live entertainment, or the consumption of alcoholic beverages on the premises, and not including drive-in facilities.
- (B) Mortuaries and funeral homes.
- (C) Vehicle service stations, maximum four (4) pump islands.
- (D) Public utility and service buildings not requiring a storage yard.
- (E) Drive-in establishments including banks, dry cleaning pick-up stations, and other similar uses.
- (F) Day care centers.

- (G) Any business or use permitted by right or by special land use approval in the NS Commercial district and having or providing more than two electronic games.
- (H) Commercial soil removal.
- (I) Vehicle Wash Establishment (August 6, 1996)
- (J) Commercial radio and television and wireless communication towers. (Revised November 1997)
- (K) Churches (Revised April 1998)
- (L) Adult Foster Care Congregate Facility. (revised 5-24-04)

Sec. 14.4 *DISTRICT REGULATIONS.*

As required in Chapter XXIV.

Sec. 14.5 *SIGNS.*

As provided in Chapter XXV.

Sec. 14.6 *OFF-STREET PARKING.*

Requirements for an allowed use shall be determined from the "Table of Off-Street Parking Requirements" in Chapter XXVI, Section 26.8.

Sec. 14.7 *OFF-STREET LOADING.*

As required in Chapter XXVI, Section 26.10.