

**ARTICLE XI**  
**NC NEIGHBORHOOD COMMERCIAL DISTRICT**

**SECTION 11.01 INTENT AND PURPOSE**

The Neighborhood Commercial District provides locations within the township for small, convenient commercial areas. These areas are primarily located at designated locations within the township as described in the Master Plan. Uses considered to be appropriate for the NC District shall cater to the residents of Fruitland Township and nearby areas, remain small enough in scale to be well integrated into the neighborhood setting, and possess appropriate traffic safety components which will limit potential negative impacts resulting from a non-residential use. Uses may be prohibited which may create hazards; excessive traffic, offensive or loud noises; or excessive vibration, smoke, glare, or heavy truck traffic. The requirements of the Ordinance are in addition to other ordinance provisions including but not limited to the “Shorelands Protection and Management Act,” the Sand Dune Protection and Management Act, the “Wetlands Protection Act” and the “Clean Water Act”, as amended.

**SECTION 11.02 USES PERMITTED BY RIGHT**

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

- A. Retail establishments, conducting business entirely within enclosed buildings.
- B. Banks, credit unions, and similar financial institutions, not containing drive through facilities.
- C. Personal service establishments which perform services on the premises, including barber and beauty shops, photographic studios, dry cleaners, electronics repair, and similar uses.
- D. Professional and business offices.
- E. Utility and public service buildings, without storage yards, but not including essential public services such as poles, wires, and underground utility systems.
- F. Accessory buildings, structures and uses customarily incidental to any of the above Uses Permitted by Right, or Special Land Uses, as regulated by the General Provisions requirements of this ordinance.
- G. Technical, Professional, Trade, and similar education and training centers not qualifying as a school.
- H. Greenhouses and Nurseries.
- I. Medical offices including clinics.
- J. Single family dwellings existing on or before January 1, 2009.
- K. On Site Use Wind Energy System 65 feet or less in total height.

**SECTION 11.03 USES PERMITTED BY SPECIAL LAND USE**

The following uses are permitted in the NC district by obtaining approval from the Planning Commission as a Special Land Use after all applicable standards of this ordinance are satisfied.

- A. Restaurants, including those with drive-through service.
- B. Banks, dry cleaners, pharmacies, and similar personal services, with drive-through service.
- C. Funeral homes and mortuary establishments.
- D. Open air businesses.
- E. Vehicle service stations.
- F. Vehicle wash establishments.
- G. Commercial day care facilities.

- H. Hotels and motels.
- I. Commercial recreation including mini-golf, driving ranges, bowling lanes, theaters, indoor skating rinks, billiard parlors, or similar uses.
- J. Retail and wholesale materials and building supplies.
- K. Veterinary hospitals and animal clinics.
- L. Kennels.
- M. Any Wind Energy System which is greater than 65 feet in height.
- N. Met Tower.
- O. Ponds exceeding one (1) acre of surface area.

**SECTION 11.04 SITE DEVELOPMENT STANDARDS**

- A. The following dimensional requirements shall be met for any use in this District, unless otherwise provided.

Minimum lot area	30,000 square feet
Minimum lot width	100 feet
Minimum front yard setback	100 feet for buildings, 75 feet for supplementary structures other than buildings – No parking shall be located within the first 15 feet of the front yard. The 15 foot setback shall be landscaped.
Minimum side and rear yard setback	10 feet
	Side or rear yards adjoining any lot in a Residential District shall be, no less than fifty (50) feet, screened by a compact hedge of deciduous or evergreen trees which reach a minimum of six (6) feet in height and five (5) feet in width after one (1) growing season; or a solid wall or opaque board fence six (6) feet in height; or a combination of these elements.
Maximum building height	Residential homes shall be no higher than thirty-five (35) feet measured from the average grade. Commercial structures shall be no greater than forty-four (44) feet measured from the average grade.
Maximum lot coverage	35% for buildings and structures; not to exceed a total of 60% for structures, drives, and parking area (excluding any public rights-of-way)
Streams, Creeks and Lakes	No buildings shall be permitted within one hundred (100) feet from the normal ordinary high water mark of any streams, creeks, lakes or similar bodies of water. Also, no septic tanks, tile fields or similar waste facility shall be permitted within one hundred (100) feet from the normal ordinary high water mark of any streams, creeks, lakes or similar bodies of water unless specifically mandated by the County Environmental Health Officer.

- B. Parking lots as regulated by the Parking and Loading requirements of this ordinance, Parking and Loading, for uses in the NC District shall be adequately lit to ensure security and safety and shall meet the following requirements:
  1. Light fixtures shall be no higher than twenty (20) feet and shall be provided with light cut-off fixtures that direct light downward. Lighting shall not be attached to buildings or other structures that permit light to be directed horizontally.
  2. Lighting shall not be permitted to illuminate areas not within the parking lot or other areas related to the use for which the parking is intended.