

# NEIGHBORHOOD SERVICES (NS)

## Notes:

1. A site plan is required prior to the issuance of a building permit.
2. A Neighborhood Services (NS) zoning district may only be established on a parcel or tract of land abutting an Urban Neighborhood (UN), Traditional Neighborhood (TN), Commercial (C), or Resort/Recreation (RES/REC) zoning district.
3. New structures shall meet the minimum front yard requirement of the most restrictive zoning district abutting the sides of the property being developed.
4. No side or rear yard required when adjacent to a canal or body of water.
5. The gross floor area of the structures located on the premises shall not exceed 2,000 square feet on the first floor, and shall not exceed a cumulative square footage of 4,000 square feet per building.
6. All primary entrances shall be oriented to the public sidewalk for ease of pedestrian access. Secondary and service entrances may be located from internal parking areas or alleys.
7. All signage within the Neighborhood Services District shall conform to Article 5 of these regulations and all other applicable City codes.
8. Encroachments: Canopies, signs, awnings, balconies and similar overhangs may encroach over any required setback, build-to-line or the sidewalk as long as the vertical clearance is a minimum of 8 feet. In no case shall an encroachment be located over any side or rear property line.
9. Zoning setbacks may be inconsistent with Building Code. Refer to Building Division to determine final building and fire code setbacks.
10. Any outdoor storage areas accessory to the main use shall be enclosed by a solid masonry or concrete wall, or a wood fence, and shall not be less than 6 feet nor more than 8 feet in height.



## Minimum Lot Standards

Area:	5,000 square feet
Width:	0 feet
Depth:	0 feet

## Setbacks

Front:	See note #3
Side:	0 feet; 5 feet if abutting residential zone
Rear:	0 feet

## Building Height

Maximum:	50 feet, measured from base flood elevation
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## Parking

Residential:	None required; Maximum 1.5 spaces per unit
Non-Residential:	Minimum 1 space per 1,000 square feet of floor area

## Landscaping

Refer to Article 9, Landscaping of the City Land Development Regulations