

7.165      **NC Neighborhood Commercial District**

**Purpose.** This district is intended to apply to small scale neighborhood oriented commercial retail and service establishments either freestanding or in a small cluster with hours of operation from 6 a.m. until 9 p.m.

(1) **Permitted Principal Uses and Structures.**

- (a) Individual retail outlets, not to exceed 2,500 square feet in area, for wearing apparel, art or photographic supplies, books, sundries or notions, jewelry, luggage, flowers or gifts, sporting goods and hobbies.
- (b) Individual service establishments, not to exceed 2,500 square feet in area, including barbers or beauty shops, shoe repair shops, laundries or dry cleaners, photographic or dance studios, and uses of a similar nature.
- (c) Business and professional offices, not to exceed 5,000 square feet in area, including banks and other financial establishments, insurance or real estate offices, travel agencies, medical or dental clinics, attorneys' offices, engineering offices, and uses of a similar nature.
- (d) Aggregate outlets listed in sub (1)(a),(b), (c), not to exceed 8,000 square feet in aggregate area.

(2) **Permitted Accessory Structures.**

- (a) Uses and structures which are customarily accessory and clearly incidental and subordinate to permissible principal uses and structures when they are located on the same lot, or a lot contiguous with, the principal use or structure.
- (b) Public utility installations not requiring a "certificate of public convenience and necessity" issued by the Wisconsin PSC.

(3) **Special Exception Uses and Structures.**

- (a) Individual retail outlets listed in sub (1)(a), and service establishments listed in sub (1)(b) that exceed 2,500 square feet in area.
- (b) Business and professional offices listed in sub 4)(c) that exceed 5,000 square feet in area.
- (c) Dwelling units.
- (d) Clubs and organizations.
- (e) Aggregate outlets listed in sub (3) (a), (b), (c), (d), exceeding 8,000 square feet in aggregate area.

(4) **Dimensional Requirements.**

- (a) Lot area Minimum 12,000 sq.ft.
- (b) Lot width Minimum 90 feet
- (c) Front yard Town Road - Minimum 37 feet  
County or State Road - 55 feet
- (d) Rear yard Minimum 25 feet
- (e) Side yards Minimum 20 feet
- (f) Lot coverage Maximum 50%
- (g) Height Maximum 35 feet unless approved by the Planning Commission

For every two (2) feet in height above 35 feet, the width or depth of yards adjacent to exterior lot lines shall be increased one (1) foot. A site plan under Section 7.25 is required.

Any required yard adjacent to a residential district without an intervening street shall be subject to the landscaped buffer requirements of Section 7.08(4)(d). For buildings 2,000 square feet or larger in area, a site plan in accordance with Section 7.25 must be submitted and approved by the Planning Commission prior to obtaining a building permit or commencing any site grading. For buildings smaller than 2,000 square feet, a site plan must be approved by the Town Administrator or

his designee prior to obtaining a building permit or commencing any site grading.