

5-8: NC-1 NEIGHBORHOOD COMMERCIAL ZONE

H. SPECIAL PROVISIONS

1. Junk- and Weed-free Grounds

The yards around buildings shall be kept free of junk, debris, refuse, weeds, and other flammable material.

2. Parking

Paved parking shall be required for all permitted uses according to the regulations of zoning section 3-14.

3. Screened Loading Areas

All off-street loading shall be provided according to the standards of zoning section 3-15 and aligned and landscaped in such a way that light, noise, and fumes of the loading operation are screened from the property of any adjoining residential zone.

4. Sight-obscuring Wall

Where permitted, all outside storage areas, except parking facilities limited to licensed vehicles in running order, shall be enclosed within a well-maintained sight-obscuring masonry or metal fence or wall which is at least eight (8) feet in height and is sufficient to obscure all items from view from any adjacent parcel of land or public street.

5. Landscaping

At least two (2) times the floor area of all main and accessory buildings in any zoning district shall be planted and maintained in lawn, trees and shrubs, in accordance with the provisions of zoning section 3-21.

Landscaping shall be installed before a zoning compliance permit may be issued.

6. Maximum Slope for Disposal of Sewage in Soil

No occupied building for which the sewage or septic waste is disposed of in the soil shall be approved if the sewage disposal site has a slope exceeding thirty (30) percent.

7. Protection of Slopes

No building site, street, driveway, or other cut or fill shall be made so the side slopes exceed the critical angle of repose of the soil or where the side slopes are too steep to become re-vegetated.

8. Grade of Roads and Driveways

The grade of roads and driveways which serve a dwelling unit or other occupied structure shall not exceed twelve (12) percent, and the road shall be maintained so as to be readily accessible to emergency vehicles.

9. Re-vegetation

All land surface from which topsoil is removed and all land surface on which subsoil is deposited shall be covered by buildings, hard surfacing, or a layer of topsoil of at least one inch in depth. In order to prevent disturbed soil from eroding, it shall be re-seeded with plant material having a sufficient concentration to screen at least twenty-five (25) percent of the exposed surface from view.