

Geneva - Land Usage

§ 152.028 NRC NEIGHBORHOOD RESIDENTIAL COMMERCIAL DISTRICT.

(A) *Characteristics.* The Neighborhood Residential Commercial (NRC) District is intended primarily for the provision of retail and personnel service facilities and mixed residential uses.

(B) *Permitted principal uses.* In the (NRC) Neighborhood Residential Commercial District, buildings, structures and land shall be used for the following purposes:

- (1) Single-family dwellings.
- (2) Two-family dwellings.
- (3) Multifamily dwellings.
- (4) Nursery, primary and secondary education structures.
- (5) Manufactured homes in accordance with the provisions of § 152.006.
- (6) Business offices.
- (7) Professional offices.
- (8) Retail stores and service providers which provide commodities and services primarily to meet the needs of residents in one or more residential neighborhoods, including:
 - (a) Apparel stores.
 - (b) Banks, including automatic teller machines (ATM's).
 - (c) Bookstores or rental libraries.
 - (d) Barber shops and beauty shops.
 - (e) Drugstores.
 - (f) Dairy produce stores.
 - (g) Bakery good stores.
 - (h) Florists.
 - (i) Gift shops.
 - (j) Hardware stores.
 - (k) Hobby and art supply stores.
 - (l) Dressing, altering and repairing of wearing apparel.
 - (m) Photographer, film sales and development.
 - (n) Shoe stores.
 - (o) Soda fountains.
 - (p) Tailors and dressmakers.
 - (q) Variety stores.
 - (r) Child care homes.
 - (s) Hotels/motels/bed and breakfasts.
 - (t) Restaurants, tea rooms, and cafes.
- (9) Nursing care facility, congregate/assisted care housing.
- (10) Private club/lodge.
- (11) Medical facilities.
- (12) Public facilities associated with government service or religious activities (such as, churches).

(C) *Special exceptions.* The City Council may authorize the following special uses by special permit, after a public hearing and subject to such conditions and protective restrictions set forth in § 152.050 through 152.061:

- (1) Child daycare centers.

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- (2) Cleaning agencies (pickup and delivery).
- (3) Food stores, delicatessens, supermarkets.
- (4) Garden supply stores, provided that all equipment, supplies, and merchandise, other than plants, shall be kept completely within an enclosed structure and any fertilizer sales be in package form only.
- (5) Self-service laundries and self-service dry-cleaning establishments.
- (6) Automotive filling station and/or convenience stores.
- (7) Automobile and light truck carwash.
- (8) Facilities that sale on- or off-sale alcoholic beverage.
- (9) Automobile sales and service.
- (10) Mini-warehouses (subject to the following conditions):
 - (a) The use must be located contiguous to an arterial street as designated in the Comprehensive Plan.
 - (b) There shall be a minimum lot area of one acre.
 - (c) All storage shall be within enclosed buildings.
 - (d) Any side of the building providing doorways to storage areas shall be set back from the property line not less than 35 feet.
 - (e) All driveways, parking, loading and vehicle circulation areas shall be paved with concrete, asphalt or asphaltic concrete. All one-way driveways which provide direct access to cubicles shall provide for one ten-foot parking lane and a 15-foot travel lane. All two-way driveways which provide direct access to cubicles shall provide for one ten-foot parking lane and two 12-foot travel lanes. Adequate bumper guards or fences shall be provided to prevent the extension of vehicles beyond property lines.
 - (f) All lights shall be shielded to direct light away from adjacent properties.
 - (g) No activities such as miscellaneous or garage sales or the servicing or repair of motor vehicles, boats, trailers, lawn mowers, and other similar equipment shall be conducted on the premises. Also, no manufacturing, assembly or processing of any product shall be permitted.
 - (h) The areas shall be properly policed by the owner or operator for removal of trash and debris.
 - (i) Two copies of a plot plan showing ingress and egress, widths of driveways, off-street parking, loading areas, and on-site traffic circulation shall be submitted to the Planning Commission for their consideration with the conditional use application.
 - (j) The Planning Commission and City Council may attach such other conditions as deemed necessary to provide for compatible development.
- (11) Signs. No sign intended to be read from off the premise shall be permitted except:
 - (a) Signs which are structurally safe and in good repair, including those connected to a building facade.
 - (b) Signs which do not flash all elements simultaneously and which do not resemble any traffic sign, signal or device. Revolving beacons are prohibited.
 - (c) Signs which are located in such a manner as not to obscure or otherwise interfere with the effectiveness of an official traffic sign, signal, or device or which do not obstruct or interfere with a driver's view of approaching, merging, or intersecting traffic, as determined by the Zoning Inspector.
 - (d) One temporary on-site sign not illuminated, not to exceed four square feet in area and advertising the sale or rental of the property.
 - (e) One non-flashing illuminated or non-illuminated sign identifying the use of the

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building, structure, or premise, not to exceed 12 square feet in area.

- (12) Single-family attached dwellings.
- (13) Zero lot-line dwellings.
- (14) Dish antennas/mini-dishes.
- (15) Semi-truck and automotive, fueling and servicing establishments.
- (16) Farm implement sales and services.
- (17) Expansion of nonconforming uses, structures or land.

(D) Prohibited uses and structures. All other uses and structures which are not specifically permitted, or permissible as special uses shall be prohibited from the NRC District.

(E) Screening requirements.

- (1) When a site other than a single or two-family dwelling adjoins or is located across an alley from a single or two-family dwelling in the NRC District, a solid wall, or fence or compact evergreen hedge six feet in height may be required on the property line common to such districts, except in a required open front yard.
- (2) Open storage of materials attendant to a permitted or special permitted use shall be permitted only within an area surrounded or screened by a solid wall or fence.

(F) Landscaping requirements.

- (1) Each developed parcel, lot or tract of land, except for single and two-family dwellings, in the NRC District shall provide seven feet of landscaping from any designated "Major Arterial" or "Other Arterial" public street property line, into any required front yard.
 - (a) One tree shall be planted or maintained for each 500 square feet of landscaped area required under item 1 above.
 - (b) Upon installation or preservation of required landscape materials, appropriate measures shall be taken to insure their continued health and maintenance. Required materials that do not remain healthy shall be replaced.

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(G) Height and area requirements.

<i>Use</i>	<i>Lot Area (Sq. Ft.)</i>	<i>Lot Width (Feet)</i>	<i>Front Yard (Feet)</i>	<i>Side Yard (Feet)</i>	<i>Rear Yard (Feet)</i>	<i>Height- (Feet)</i>
Single family dwelling	7,500	60	25	5	5	35 feet
Two family dwelling	3,750	35 (per unit)	25	5	5	35 feet
Multiple family dwelling	1,500	60	25	5	5	40 feet
Commercial	10,000	35	25	5**	5**	35 feet
Other uses	10,000	60	25	5	5	35 feet

**** When abutting a residential property.**

Additional height and area requirements are as follows:

1. All single-family dwellings shall have a minimum square footage of 900 square feet.
2. Commercial and residential uses may occupy the same lot or tract of land when the total area is large enough to accommodate both uses with the above area, setback and parking requirements for each use.