

NC - Neighborhood Commercial District

The Neighborhood Commercial District is intended for nonresidential development that is of an appropriate use, scale, and design that is compatible with abutting or nearby residential development. Accordingly, these areas are intended to take on the semi-residential appearance of their abutting residential areas. These developments typically occupy smaller footprints, have pitched roofs, higher levels of landscaping, lower levels of signage, and de-emphasized parking.

NC District Land Uses			
Permitted Land Uses Uses allowed without restrictions/ special approvals.	Restricted Land Uses* Uses allowed subject to certain restrictions.	Conditional Land Uses* Uses allowed with approval of a Conditional Use Permit.	Prohibited Land Uses Uses not allowed within the district.
Live-Work Unit Government Passive Outdoor Recreation Local/Neighborhood Utilities Office Medical Office Personal Services Commercial Rec./Entertain. Religious Assembly General Retail Sales/Services Shopping Center	Cemetery Day-Care Center Community Assembly/Amenity Neighborhood Amenity Education Bar or Night Club Brewery/Distillery/Winery Food & Drink (general) Food & Drink (neighborhood) Bed and Breakfast Lodging	Single-Family, Detached Apartment, Mid-Density Loft Apartment Wireless Transmission Facilities Residential Childcare Facility Community Assembly/Amenity Housing/Services for the Aging Animal Clinic or Services Limited Service Hotel Commercial Parking Special Event Venue Vehicle Gas/Fueling Station	Animal production/ranching Commercial Stables Crop Production and Sales Game Ranch Cottage Single-Family Attached Industrialized Housing Manufactured Home Manufactured Home Park Tiny House Development Duplex Townhouse Triplex Quadplex Apartment, High-Density Fixed Wing Aviation Uses Rotary Wing Aviation Uses College/University Hospital Social Service Institution Transportation Facilities Major Utilities Business or Trade School Campground Full Service Hotel Resort Hotel Medical Clinic Office-Showroom Pawn Shop RV Park Heavy Equipment Sales/Service Large Scale Retail Sales/Service Vehicle Sales and Rentals Vehicle Services Contractor Services Heavy Industrial Services Light Industrial Services Research & Development Resource Extraction Scrap and Salvage Yard Self-Storage Storage Yard Warehouse
*Refer to Restrictions and Conditions below.			

Restrictions and Conditions	
Land Use	Restrictions/Conditions
Cemetery	Access must be via arterial/collector street. Facility shall be setback 100' from residential property and enclosed by wall/fence.
Child-Care Facility, Day-Care Center	Access must be taken from an arterial/collector street. Access shall facilitate safe and expedient pick-up/drop-off. Outdoor activities shall be setback 100' from residential property and enclosed by wall/fence.
Community Assembly/ Amenity	Parcel shall be at least 4 times the minimum lot size for standard development and take access from an arterial or collector street. Parking shall be accommodated on-site. Off-site parking can be established through a shared parking agreement provided the off-site parking lot is within 250' of the parcel and connected via a sidewalk.
Education	Parking shall be on site. Access shall facilitate safe and expedient pick-up/drop-off. Secondary school access shall be via collector/arterial road. Outdoor activities shall be setback 100' from residential property and enclosed by wall/fence.
Housing & Services for the Aging	Facilities for more than 10 residents shall take access from an arterial or collector street. No facilities shall be permitted at the intersection of two arterial streets. The owner/operator shall maintain all certification and licensing requirements by the state.
Wireless Trans. Facility	Wireless Transmission Facility subject to Section 4.6.6 of these regulations. Height is limited to 160'.
Animal Clinic or Services	The use will be conducted entirely within an enclosed building and no livestock or large animals (e.g., a horse) will be boarded, treated, or otherwise kept on the premises.
Bar or Nightclub	Parcel access shall be via arterial/collector street. Outdoor seating/parking shall be set back 100' and physically separated from residential property and screened by wall/fence. No outdoor live music/entertainment allowed.
Brewery/ Distillery/ Winery	Max building size 10,000 square feet. Parcel access shall be via arterial/collector street. Outdoor seating/parking shall be set back 100' and physically separated from residential property and screened by wall/fence. Facility must provide customer component such as retail storefront, tasting room, or food/beverage service. No outdoor live music/entertainment allowed.
Commercial Rec./ Entertainment	Facility must be located minimum 600' from residential property. Access to service/parking areas for 50+ vehicles must be via collector or higher classification street. After hours lighting limited to that necessary for security purposes.
Office, Showroom	Product warehousing shall be incidental and not exceed 50% GFA. Outdoor storage limited to 25% of indoor area and shall be completely screened by 8' wall/fence and Type B landscape buffer. Loading spaces/docks shall be screened from street.
Food/Drink Establishment (general)	No drive-through or drive-up or similar services allowed. Parcel shall take access via arterial/collector street. Outdoor seating shall be set back 100' and physically separated from residential property and screened by wall/fence. No outdoor live music/entertainment allowed.
Food/Drink Establishment (neighborhood)	Parcel shall take access via arterial/collector street. Outdoor seating shall be set back 100' and physically separated from residential property and screened by wall/fence. No outdoor live music/entertainment allowed.
Hotel / Lodging, Limited Service	Parcel shall be 3+ acres in size. Maximum 2 stories. All rooms shall be accessed via interior hallway. All hotel operations, including parking, shall be setback 100' and physically separated from residential property and screened by wall/fence.
Parking, Commercial	Limited to no more than 2 acres in size and consist of a surface, structured, or combination parking lot. Surface parking facility shall have a maximum of 95% impervious surface coverage. The use may be used as part of shared parking requirements.
Special Event Venue	Outdoor seating/live music/entertainment areas shall be set back 100' from residential property and screened by wall/fence. For large event venues, City Engineer may approve alternative parking material for overflow parking in addition to minimum required if parking area is screened from view from street and adjacent properties.

NC District Development Standards	
Requirement	Standard
Minimum Area of New Development	n/a
Minimum Lot Size	6,000 sq. ft.
Minimum Lot Width	50 ft.
Front Setback	25 ft.
Front Build-to Line	n/a
Interior Side Setback	10 ft.
Street Side Setback	25 ft.
Rear Setback	15 ft./10 ft.
Maximum Height	35 ft.
Maximum Lot Coverage	70%
Minimum Overall Masonry	75%
Max. 1 st Floor Size of Building fronting Arterial Street	16,000 sq. ft.
Max. 1 st Floor Size of Building fronting Collector Street	9,000 sq. ft.
Max. 1 st Floor Size of Building fronting Local Street	5,000 sq. ft.
Properties adjacent to Lake shall provide 10' boardwalk/public access easement along water's edge. Side/rear setbacks adjacent to lake may be decreased to 10' or edge of boardwalk to allow construction up to boardwalk/public access easement.	
Parking shall be in side/rear yard, not between building and street. Two rows of parking may be between building and street on arterial street. Director may approve parking between building and street when property is adjacent to Lake.	