

# 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.
General Retail Sales/Services Government Live-Work Unit Local/Neighborhood Utilities Medical Office Office Passive Outdoor Recreation Personal Services Religious Assembly Shopping Center	Bar or Night Club Bed and Breakfast Lodging Brewery/Distillery/Winery Cemetery Commercial Recreation/Entertainment Community Assembly/Amenity Day-Care Center Education Food & Drink (general) Food & Drink (neighborhood)	Animal Clinic or Services Apartment Commercial Parking Group Home Housing/Services for the Aging Limited Service Hotel Loft Apartment Provisional Housing Residential Childcare Facility Single-Family Detached Special Event Venue Vehicle Gas/Fueling Station Wireless Transmission Facilities	Animal Production/Ranching Aviation Uses Fixed Wing Aviation Uses Rotary Wing Business or Trade School Campground College/University Commercial Stables Contractor Services Cottage Crop Production and Sales Duplex Family Home Child Care Full Service Hotel Game Ranch Heavy Equipment Sales/Service Home Services Hospital Industrialized Housing Industrial Services Heavy Industrial Services Light Large Scale Retail Sales/Service Major Utilities Manufactured Home Manufactured Home Park Medical Clinic Neighborhood Amenity Office-Showroom Pawn Shop Quadplex Research & Development Resort Hotel Resource Extraction RV Park Scrap and Salvage Yard Self-Storage Single-Family Attached Single-Family Zero Lot Line Social Service Institution Storage Yard Tiny House Development Townhouse Transportation Facilities Triplex Vehicle Sales and Rentals Vehicle Services Warehouse Waste Related Services
*Refer to Restrictions and Conditions below.			

Restrictions and Conditions	
Land Use	Restrictions/Conditions
Cemetery	Access must be via arterial/collector street. Facility shall be set back 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 set back 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 set back 25' 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. Fac.	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 Night Club	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 Est. (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	Building may be no more than 2 stories in height, direct access to all rooms shall be interior all hotel operations, including parking, shall be set back at least 100' and physically separated from all residentially used/zoned property and screened.
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.
Apartment/Loft	Limited to maximum of 14 units per acre.
Group Home	Requires Conditional Use Permit, the facility must be licensed by the state and set up to house seven or more residents.
Provisional Housing	Requires Conditional Use Permit, facility may not be located within 1,000' of a residentially zoned property, a primary or secondary school, public park or religious assembly facility.
Commercial Recreation/Ent	Facility must be located a min of 600' from any residentially zoned or used property; access to any service and parking area for 50 vehicles must be taken from a collector street or higher classification of street; after hours lighting limited to that necessary only for security purposes.
Bed and Breakfast Lodging	No more than six guestrooms per property shall be allowed. On-site parking (except driveways) shall not be located in the front yard and shall be screened by wall or fence at least 6' in height and a 5' landscape buffer. No food preparation, except beverages is allowed in guestrooms, and rentals shall not be allowed for more than 21 consecutive days

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%
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.	