

## PART II - CODE OF ORDINANCES

### CHAPTER 30 – UNIFIED DEVELOPMENT ORDINANCE

#### Article 30-3: Zoning Districts

#### 30-3.E. Business Base Zoning Districts

#### 30-3.E.3. Neighborhood Commercial (NC) District

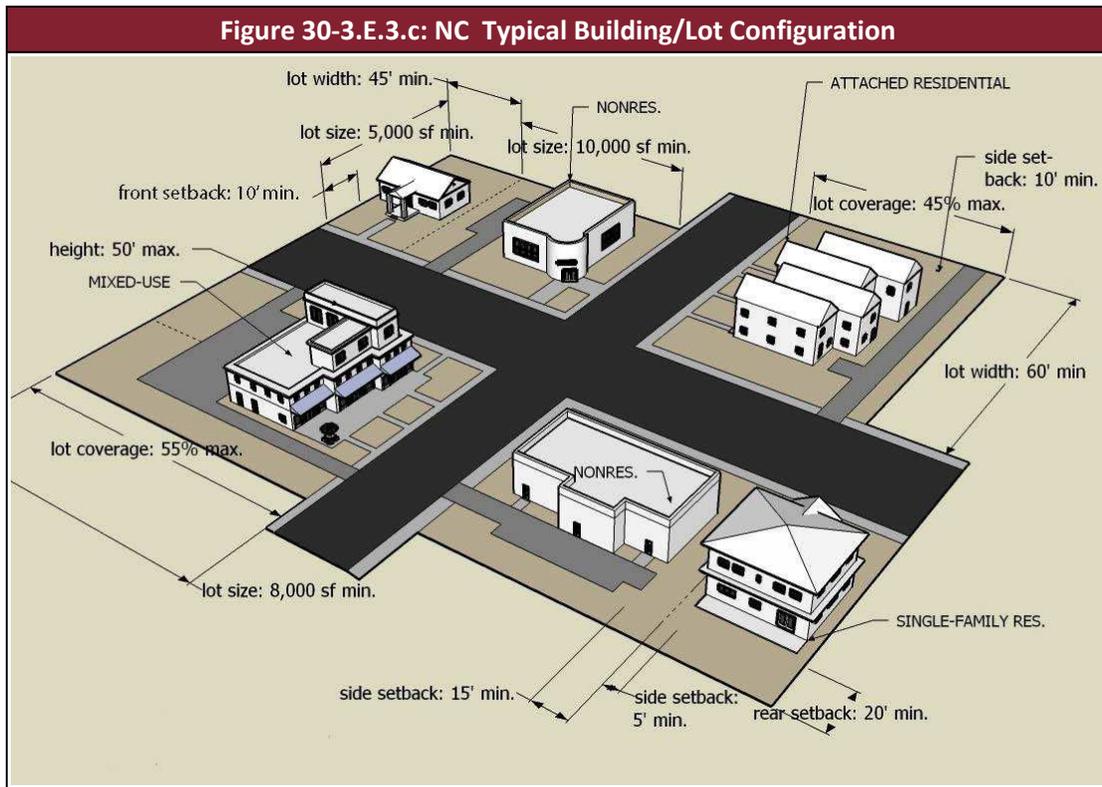
| NC NEIGHBORHOOD COMMERCIAL DISTRICT                      | PURPOSE   |           |                          |                            |   |
|--|---|-----------|--------------------------|----------------------------|---|
|  | The Neighborhood Commercial (NC) District is established and intended to accommodate small-scale, low-intensity, and "convenience" retail and service uses that provide goods and services serving the residents of the immediately surrounding neighborhood (e.g., personal service uses, small restaurants, and limited retail). Development in the district should not include uses of a size that is out of scale with a residential neighborhood, or that attracts traffic from outside the surrounding neighborhood. New construction shall not create individual retail uses over 2,500 square feet without obtaining a Special Use Permit (See Section 30-2.C.7.). Residential uses are encouraged on the upper floors of nonresidential establishments. The district is subject to standards intended to ensure development is consistent with the neighborhood scale and compatible with surrounding uses and the design standards in <a href="#">Article 30-5: Development Standards</a> . |           |                          |                            |   |
| DIMENSIONAL STANDARDS                                    |   |           |                          |                            |   |
| DIMENSIONAL STANDARD                                     | NON RESIDENTIAL   | MIXED-USE | SINGLE- FAMILY DWELLINGS | ALL OTHER RESIDENTIAL USES | ACCESSORY STRUCTURES  |
| Lot area, min. (sq. ft.) [1]                             | 10,000  | 8,000     | 5,000 per unit           | 15,000 per site            | n/a   |
| Lot width, min. (ft.)                                    | 45  |           |                          | 60                         | n/a   |
| Gross residential density, max. (dwelling units/acre)[4] | 24  | 24        | 8                        | 12                         | n/a   |
| Lot coverage, max. (% of lot area)                       | 55  |           | 45                       |                            | [2]   |
| Height, max. (ft.)                                       | 50  |           | 35                       |                            | 25; 15 where abutting a single- family zoning district or use with setback less than ten feet |
| Front and corner side setback, min. (ft.) [3]            | 10  |           |                          |                            | Not allowed in front, side, or corner side yard areas   |
| Side setback, min. (ft.) [3]                             | 3; 15 when abutting single-family zoning or use   |           | 5                        | 10                         |   |

|                                       |   |     |    |   |
|---------------------------------------|---|-----|----|---|
| Rear setback, min. (ft.)              | 20  |     |    | 5 |
| Spacing between buildings, min. (ft.) | 20  | n/a | 20 | 5 |
| Zero lot line development standards   | Zero lot line development shall comply with the applicable maximum gross residential density standards. Setbacks and lot area for lots abutting the perimeter of the development shall meet the district minimums; otherwise no setbacks, lot area, lot coverage, or building spacing requirements shall apply. [3] |     |    |   |

**NOTES:**

- [1] New construction of individual retail space larger than 2500 square feet in floor area shall first obtain a Special Use Permit (see Section 30-2.C.7). A single building may contain more than one such use, but a nonresidential or mixed-use building with a floor area larger than 7,500 square feet shall obtain a Special Use Permit and comply with the standards for a grocery store in an NC district (see Section 30-4.C.4.h).
- [2] Accessory structures/use areas shall not exceed the lesser of: 1,200 square feet in size or 25 percent of the allowable lot coverage.
- [3] Zero lot line development is subject to standards in Section 30-3.B.2 and, on a tract or site of three acres in area or less may require approval of a Neighborhood Compatibility Permit (see Section 30-2.C.21 Neighborhood Compatibility Permit).
- [4] A maximum density of 30 is allowed in priority redevelopment areas as may be designated by City Council.

|  |   |
|--|---|
| <p><b>Figure 30-3.E.3.a:<br/>NC Typical Lot Pattern</b></p>                        | <p><b>Figure 30-3.E.3.b:<br/>NC Typical Building Form</b></p>                       |
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(Ord. No. S2011-013, §§ 8.1, 8.2, 11-28-2011; Ord. No. S2012-001, Pt. 3, § 3.3, 1-23-2012; Ord. No. S2012-018, § 2.2, 9-10-2012; Ord. No. S2012-025, §§ 1, 16, 11-13-2012; Ord. No. S2014-003, § 1a, 1-13-2014; Ord. No. S2014-015, § 5, 8-11-2014; Ord. No. S2017-005, § 1, 6-26-2017.)

Effective on: 6/26/2017