

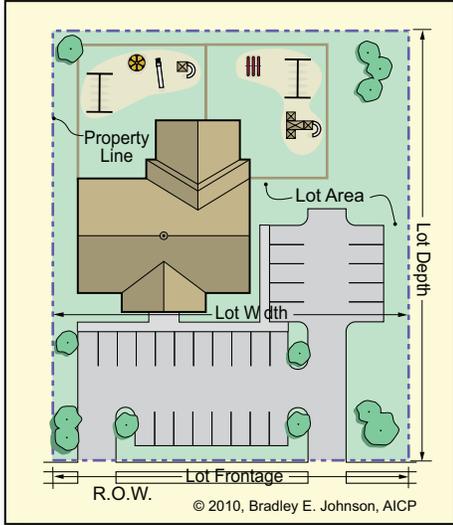
Neighborhood Commercial (NC) District

2.25 NC District Intent, Permitted Uses, and Special Exception Uses

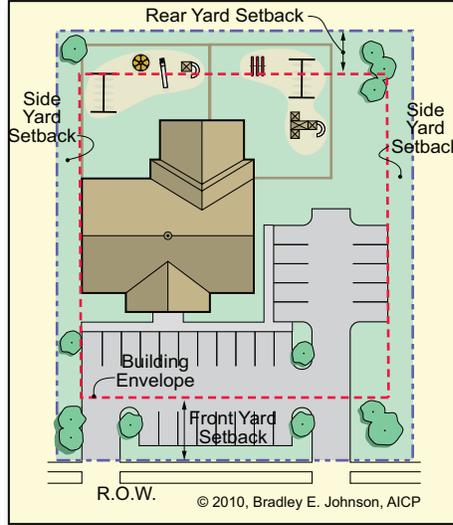
District Intent	Permitted Uses	Special Exception Uses
<p>The NC (Neighborhood Commercial) District is intended to be used as follows:</p> <p>Use Type and Intensity</p> <ul style="list-style-type: none"> • Low intensity commercial uses <p>Application of NC District</p> <ul style="list-style-type: none"> • Existing and new development • Buffer district or transitional zoning district • Small area zoning <p>Development Standards</p> <ul style="list-style-type: none"> • Require quality time, place, and manner development standards to minimize impacts on adjacent residential properties while encouraging economic vitality • Minimize light, noise, water, and air pollution <p>Appropriate Adjacent Zoning Districts</p> <ul style="list-style-type: none"> • PR, AG, R1, R2, R3, UR, M1, M2, MP, UV, IS, NC, LC, GC, OC, CB, HC, and EP <p>Plan Commission</p> <ul style="list-style-type: none"> • Use the NC District for existing developments and carefully for new commercial development <p>Board of Zoning Appeals</p> <ul style="list-style-type: none"> • Allow a special exception use only when it is compatible with the surrounding areas • Be sensitive to aesthetics and the potential for light pollution, noise pollution, pedestrian safety, and vehicular safety 	<p>Accessory Permitted Uses</p> <ul style="list-style-type: none"> • small wind turbine system <p>Commercial Permitted Uses</p> <ul style="list-style-type: none"> • bank machine/atm • barber/beauty shop • club or lodge • coffee shop • day care • delicatessen • ice cream shop • retail (type 1), very low intensity • studio arts • tailor/pressing shop <p>Institutional Permitted Uses</p> <ul style="list-style-type: none"> • church, temple, or mosque • police, fire, or rescue station 	<p>Residential Special Exception Uses</p> <ul style="list-style-type: none"> • dwelling unit (upper floors)

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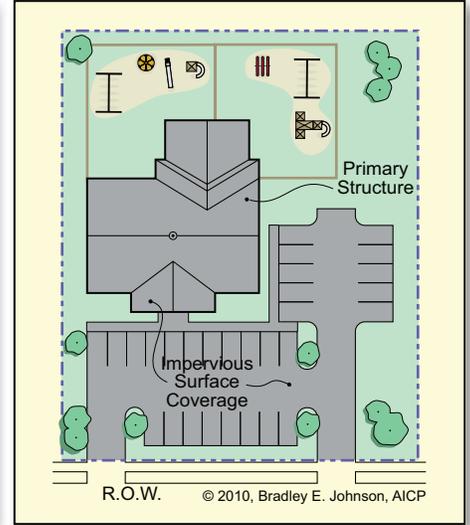
2.26 NC District Development Standards



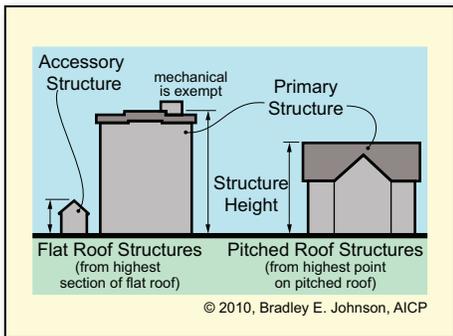
- Minimum Lot Area**
 - 5,000 square feet
- Maximum Lot Area**
 - 2 acres
- Minimum Lot Width**
 - 40 feet
- Sewer and Water**
 - Sanitary sewer and water utility required



- Minimum Front Yard Setback**
 - 15 feet for primary and accessory structures
- Minimum Side Yard Setback**
 - 10 feet for primary and accessory structures
- Minimum Rear Yard Setback**
 - 20 feet for primary and accessory structures



- Maximum Lot Coverage**
 - 65% of lot area
- Minimum Main Floor Area**
 - 1,000 square feet
- Maximum Main Floor Area**
 - 5,000 square feet per establishment
- Minimum Dwelling Unit Size**
 - 700 square feet with an average of 900 square feet
- Maximum Primary Structures**
 - 3 per lot



- Maximum Structure Height**
 - 35 feet for primary structure
 - 20 feet for accessory structure

Additional Development Standards that Apply

Accessory Structures	Landscaping	Signs
• AS-01 5-6	• LA-01 5-45	• SI-01 5-75
• AS-08 5-12	• LA-02 5-46	• SI-06 5-87
Architecture	• LA-04 5-47	Special Exception
• AR-01 5-14	• LA-06 5-48	• SE-01 5-105
Density and Intensity	• LA-07 5-48	Storage
• DI-01 5-16	• LA-08 5-49	• SR-01 5-106
Driveway	Lighting	Structure
• DW-01 5-17	• LT-01 5-51	• ST-01 5-107
• DW-04 5-20	Lot	Temporary Use
Environmental	• LO-01 5-53	• TU-01 5-110
• EN-01 5-21	Outdoor Dining	• TU-04 5-111
Fence and Wall	• OD-01 5-55	• TU-05 5-111
• FW-01 5-22	Outdoor Display	Trash Receptacle
• FW-07 5-24	• DA-01 5-57	• TR-01 5-112
Floodplain	Parking	Vision Clearance
• FP-01 5-26	• PK-01 5-60	• VC-01 5-113
Floor Area	• PK-06 5-61	Wind Turbine Systems
• FA-01 5-35	• PK-07 5-62	• WT-01 5-114
Height	Performance	
• HT-01 5-36	• PF-01 5-68	
Home Business	Public Improvement	
• HB-01 5-37	• PI-01 5-69	
Keeping of Animals	Setback	
• KA-02 5-41	• SB-01 5-71	
	Sewer and Water	
	• SW-01 5-73	