

<h1 style="margin: 0;">NC-2</h1> <h2 style="margin: 0;">NEIGHBORHOOD COMMERCIAL</h2>	DIMENSIONAL AND RATIO STANDARDS					
PURPOSE	Lot Size, min. (square feet)	2,000 [1]				
<p>The purpose of the Neighborhood Commercial-2 (NC-2) District is to provide appropriately located and sized sites for limited commercial uses designed to serve a population at the neighborhood and rural level with convenience goods and personal services. Performance standards will be used to insure the absence of adverse impacts beyond the lot boundaries of the use.</p>	Lot Width, min. (feet)	20				
	Front Setback from ROW, min. (feet)	50				
	Side Setback, min. (feet)	None [2]				
APPLICABILITY	Rear Setback, min. (feet)	None [2]				
<p>This district will usually be applied where the following conditions exist:</p> <ol style="list-style-type: none"> 1. Located within areas designated by the adopted Comprehensive Plan as either a Commercial Transition Activity Node (CTAN), Commercial-Industrial Transition Activity Node (CITAN), Rural Neighborhood Activity Node, or Rural Community Activity Node. 2. Uses would serve a market area population confined to the immediate area and would generally not serve commuters or persons outside the surrounding neighborhood. 	Height, max. (feet)	35 [3]				
	Floor Area Ratio, max., if located <u>outside</u> of a CTAN or CITAN	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">R-CU [4] NR</td> <td style="text-align: center; padding: 2px;">.200</td> </tr> <tr> <td style="padding: 2px;">NR-CU</td> <td style="text-align: center; padding: 2px;">.230</td> </tr> </table>	R-CU [4] NR	.200	NR-CU	.230
R-CU [4] NR	.200					
NR-CU	.230					
<p>DIMENSIONAL STANDARDS NOTES: [1] Lot size for individual uses shall be appropriate to the method of water supply and sewage disposal. [2] Required side and rear setbacks adjacent to residentially zoned land shall be equal to the required side or rear setback of the adjacent residential district. [3] Two feet of additional height shall be allowed for one foot increase of the required front and side setbacks. [4] R = residential, NR = non-residential, CU = conditional use.</p>	Floor Area Ratio, max., if located <u>within</u> a CTAN or CITAN	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">R-CU NR</td> <td style="text-align: center; padding: 2px;">.40</td> </tr> <tr> <td style="padding: 2px;">NR-CU</td> <td style="text-align: center; padding: 2px;">.45</td> </tr> </table>	R-CU NR	.40	NR-CU	.45
	R-CU NR	.40				
	NR-CU	.45				
	Required Open Space Ratio, min., if located <u>outside</u> of a CTAN or CITAN	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">R-CU NR</td> <td style="text-align: center; padding: 2px;">.76</td> </tr> <tr> <td style="padding: 2px;">NR-CU</td> <td style="text-align: center; padding: 2px;">.75</td> </tr> </table>	R-CU NR	.76	NR-CU	.75
	R-CU NR	.76				
	NR-CU	.75				
	Required Open Space Ratio, min., if located <u>within</u> a CTAN or CITAN	.55				
	Required Livability Space Ratio, min.	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">R-CU</td> <td style="text-align: center; padding: 2px;">.52</td> </tr> </table>	R-CU	.52		
	R-CU	.52				
	Required Recreation Space Ratio, min.	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">R</td> <td style="text-align: center; padding: 2px;">.111</td> </tr> <tr> <td style="padding: 2px;">R-CU</td> <td style="text-align: center; padding: 2px;">.114</td> </tr> </table>	R	.111	R-CU	.114
	R	.111				
	R-CU	.114				
Gross Land Area, min./max. (square feet)	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">R-CU</td> <td style="text-align: center; padding: 2px;">5,000/ none</td> </tr> <tr> <td style="padding: 2px;">NR-CU</td> <td style="text-align: center; padding: 2px;">none/ 421,344</td> </tr> </table>	R-CU	5,000/ none	NR-CU	none/ 421,344	
R-CU	5,000/ none					
NR-CU	none/ 421,344					
Required Pedestrian/Landscape Ratio, min., if located <u>outside</u> of a CTAN or CITAN	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">NR</td> <td style="text-align: center; padding: 2px;">.19</td> </tr> <tr> <td style="padding: 2px;">NR-CU</td> <td style="text-align: center; padding: 2px;">.188</td> </tr> </table>	NR	.19	NR-CU	.188	
NR	.19					
NR-CU	.188					
Required Pedestrian/Landscape Ratio, min., if located <u>within</u> a CTAN or CITAN	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">NR NR-CU</td> <td style="text-align: center; padding: 2px;">.05</td> </tr> </table>	NR NR-CU	.05			
NR NR-CU	.05					

NC-2 DISTRICT SPECIFIC DEVELOPMENT STANDARDS

1. Uses shall be restricted to those indicated for the NC-2 District in Section 5.2, unless a Conditional Use (CU) or MPD-CZ District is approved (see Section 3.8). Additionally, non-residential uses are restricted based on the Watershed Protection Overlay District in which the property is located. Refer to Section 4.2.3 for land use restrictions.
2. Development within the zoning district shall be subject to all applicable use standards detailed in Article 5 and all applicable development standards detailed in Article 6 of this Ordinance. See Sections 6.2.5 and 6.2.6 if more than one principal use or principal structure is proposed on a non-residential zoning lot.
3. The residential density permitted on a given parcel is based on the Watershed Protection Overlay District in which the property is located. Refer to Section 4.2.4 for a breakdown of the allowable density (i.e., the number of individual dwellings that can be developed on a parcel of property).
4. Allowable impervious surface area is based on the Watershed Protection Overlay District in which the property is located. Refer to Sections 4.2.5 and 4.2.6 for a breakdown of the allowable impervious surface area. Additionally, Section 4.2.6 may require a larger lot size for non-residential uses than is contained in the Dimensional and Ratio Standards Table.
5. For lots outside of a Watershed Protection Overlay District (see Section 4.2), the minimum usable lot area for lots that utilize ground absorption wastewater systems shall be 30,000 square feet for parcels between 40,000 square feet and 1.99 acres in size; zoning lots two acres and greater in size shall have a minimum usable lot area of at least 40,000 square feet.
6. Proposed subdivisions are subject to all applicable subdivision standards detailed in Article 7. Note that Article 7 provides for different dimensional requirements than those shown in the Dimensional and Ratio Standards table depending upon the type of subdivision proposed and the percentage of open space provided.
7. Subdivisions proposing private roads are subject to larger setbacks and minimum lot sizes than those listed in the Dimensional and Ratio Standards. Refer to Section 7.8.4 for additional requirements. Refer to Section 7.8.5 for private road standards.
8. Subdivisions in the Economic Development, Commercial and/or Industrial Nodes are subject to the procedure outlined in Section 2.16.
9. The maximum amount of land zoned NC-2 within Rural Community Activity Nodes shall be limited to ten acres with a five acre limitation imposed within other Nodes, specifically Rural Neighborhood and Rural Industrial Nodes, as defined within the Orange County Comprehensive Plan. In situations where a Node has reached capacity, additional rezoning may be possible through the submittal, processing, and approval of a Conditional Use in accordance with the provisions of this Ordinance. Acreage limitations shall not apply to property zoned Existing Commercial-5 (EC-5), Conditional Use (CU), or MPD-CZ.
10. All sites designated NC-2 shall have direct access to a street classified either as an arterial or collector as designated by the adopted Comprehensive Plan.

SECTION 5.2: TABLE OF PERMITTED USES

5.2.1 Table of Permitted Uses – General Use Zoning Districts

TABLE OF PERMITTED USES – GENERAL USE ZONING DISTRICTS																					
* = PERMITTED USE A = CLASS A SPECIAL USE B = CLASS B SPECIAL USE Δ = SUBJECT TO SPECIAL STANDARDS																					
USE TYPE	GENERAL USE ZONING DISTRICTS																				
	RB	AR	R1	R2	R3	R4	R5	R8	R13	LC1	NC2	CC3	GC4	EC5	O/RM	AS	EI	I1	I2	I3	PID
~ Use may not be permitted as a Conditional Use District; See Section 5.1.4(E) ^ Allowed as more than one principal use if located on a bona fide farm (see Section 6.2.5)																					
AGRICULTURAL USES																					
Agricultural Processing Facility ~																*		*	*	*	
Agricultural Processing Facility, Community ^	*	*								*	*					*		*			
Agricultural Services Uses													*			*					
Cold Storage Facility																A		*	*	*	
Community Farmers' Market ^	*	*								*	*	*	*			*					
Composting Operation, no grinding																A					
Composting Operation, with grinding ~																A					
Cooperative Farm Stand ^	*	*								*	*					*					
Equestrian Center		A																			
Farm Equipment Rental, Sales and Service ~													*	*		*			*	*	
Farm Supply Store										*	*	*	*			*					
Feed Mill ~																*			*	*	
Greenhouses with On Premises Sales ^		*									*	*	*	*		*					
Meat Processing Facility, Community ^	*	*								*	*					*		*			
Meat Processing Facility, Regional ~																A					
Non-Farm Use of Farm Equipment ^	*	*														*					
Stables, Commercial ~	B	B	B									B	B			B					
Stockyards / Livestock Markets ~																*					
CHILD CARE & EDUCATIONAL FACILITIES																					

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Center in a Residence for 3 to 12 Children	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*						
Child Care Facilities	B	B	B	B	B	B	B	B	B	*	*	*	*	*	*						
Libraries										*	*	*	*	*	*						
Non-Profit Educational Cooperative		A																			
Schools: Dance, Art & Music										*	*	*	*	*	*						
Schools: Elementary, Middle & Secondary	A	A	A	A	A	A	A	A	A						A						
Schools: Vocational												*	*	*	*				*	*	
Universities, Colleges & Institutes	*	*	*									*	*	*	*						
COMMERCIAL USES																					
Banks & Financial Institutions										*	*	*	*	*							
Beauty & Barber Shops										*	*	*	*	*							
Country Store										*	*					*					
Drive In Theaters ~													*								
Funeral Homes ~												*	*								
Garden Center										*	*	*	*			*					
Hotels & Motels ~												*	*		*						
Junkyards ~													A					A	A		
Kennels, Class II ~ ^	B	B	B									B	B			B					
Laundry & Dry Cleaning Services										*	*	*	*	*							
Massage, Business of												*	*								
Microbrewery with Minor Events ^	B	B																B	B	B	
Nightclubs, Bars, Pubs										*	*	*	*	*							
Offices & Personal Services, Class 1										*	*	*	*	*	*			*	*	*	

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^ Allowed as more than one principal use if located on a bona fide farm (see Section 6.2.5)																					
Offices & Personal Services, Class 2											*	*	*		*			*	*	*	
Offices & Personal Services, Class 3												*	*		*						*
Repair Service Electronic & Appliance										*	*	*	*								
Restaurants: Carry Out											*	*	*	*							
Restaurants: Drive In												*	*	*							
Restaurants: General											*	*	*	*							
Retail, Class 1										*	*	*	*	*							
Retail, Class 2											*	*	*	*							
Retail, Class 3												*	*								
Rural Guest Establishment: Bed & Breakfast ^	*	*	*																		
Rural Guest Establishment: Bed & Breakfast Inn ^		B	B																		
Rural Guest Establishment: Country Inn ^		A	A																		
Sexually Oriented Businesses																			*	*	
Storage of Goods, Outdoor ~														*				*	*	*	
Storage or Warehousing: Inside Building													*	*	*			*	*	*	
Studio (Art)										*	*	*	*		*			*	*	*	
Taxidermy ^		B								*	*	*	*					*			
Tourist Home						*	*	*	*												
Wholesale Trade ~												*	*	*	*			*	*	*	
Winery with Minor Events ^	B	B																B	B	B	
EXTRACTIVE USES																					
Extraction of Earth Products ~		A														A		A	A	A	
GOVERNMENTAL USES																					

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Governmental Facilities & Office Buildings	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*			*	*	*	*
Governmental Protective Services (Police & Fire Stations) Rescue Squads, Volunteer Fire Departments	*	*	*	*	*	*	*	*	*		*	*	*	*	*	*		*	*	*	
Military Installations (National Guard & Reserve Armory) ~											*	*	*		*						
MANUFACTURING, ASSEMBLY & PROCESSING																					
Assembly and Packaging Operations Including Distribution and Mail Order Houses, But Excluding On-Premises Retail Outlets												*			*			*	*	*	
Industrial, Heavy ~																				*	
Industrial, Light ~															*		*	*	*	*	
Industrial, Medium ~																		*	*		
Microbrewery, production only ^	B	B													*			*	*	*	
Printing & Lithography												*	*	*				*	*	*	
Sawmills ~																*					
Winery, production only ^	B	B													*			*	*	*	
MEDICAL USES																					
Health Services: Over 10,000 Sq. Ft. ~													*		*						
Health Services: Under 10,000 Sq. Ft.										*		*	*	*	*						
Hospitals ~													*		*						
Veterinary Clinic		B								*	*	*	*	*	*	*		*	*	*	
Veterinary Clinic, mobile		B	B							*	*	*	*	*	*	*		*	*	*	
Veterinary Hospitals											*	*	*	*	*	*		*	*	*	
RECREATIONAL USES																					

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Botanical Gardens & Arboretums	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Camp/Retreat Center	B	B	B																		
Golf Driving and Practice Ranges		B										*	*					*			
Parks, Public	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Recreational Facilities	B	B	B	B	B	B	B	B	B	B	B	*	*		B			*	*	*	
Golf Course	A	A	A	A	A	A	A	A	A	A	A	A	A		A			A	A	A	
RESIDENTIAL USES																					
Dwelling; Mobile Home	*	*	*	*	*	*	*	*	*	*	*			*							
Dwelling; Multiple Family				*	*	*	*	*	*		*	*									
Dwelling; Single-Family	*	*	*	*	*	*	*	*	*	*	*	*		*							
Dwelling; Two-Family	*	*	*	*	*	*	*	*	*	*	*	*									
Family Care Home	*	*	*	*	*	*	*	*	*	*	*	*	*	*							
Group Care Facility	B	B	B	B	B	B	B	B	B	B	B	B	B	B							
Rehabilitative Care Facility										*		*	*								
Residential Hotel (Fraternities, Sororities, and Dormitories) ~								A	A	A			A	A							
Rooming House						*	*	*	*												
TELECOMMUNICATIONS																					
Telecommunication Tower – Stealth (75 feet or shorter)	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Telecommunication Towers (Over 75 feet and under 200 feet)	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B
Telecommunication Towers (200 feet and higher)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
TEMPORARY USES																					

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Buildings, Portable	B	B	B	B	B	B	B	B	B		B	B	B	B	B						
Temporary Mobile Home (Use during construction/installation of permanent residential unit and for 30 days following issuance of Certificate of Occupancy)	*	*	*	*	*	*															
AUTOMOTIVE / TRANSPORTATION																					
Bus Passenger Shelter	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		*	*	*	
Bus Terminals & Garages ~													*					*	*	*	
Motor Freight Terminals ~																		*	*	*	
Motor Vehicle Maintenance & Repair (Body Shop) ~													*	*	*						
Motor Vehicle Repair Garage ~													*	*							
Motor Vehicle Sales / Rental (New & Used)											*		*	*			*	*	*	*	
Motor Vehicle Services Stations										*	*	*	*	*							
Parking As Principal Use, Surface or Structure											*	*	*								
Petroleum Products: Storage & Distribution ~																		*	*	*	
Postal & Parcel Delivery Services												*	*		*						
UTILITIES																					
Elevated Water Storage Tanks	B	B	B	B	B	B	B	B	B	B		B	B	B	B	B		B	B	B	
Public Utility Stations & Sub-Stations, Switching Stations, Telephone Exchanges, Water & Sewage Treatment Plants	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A	A	A	A
Electric, Gas, and Liquid Fuel Transmission Lines	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B		B	B	B	
Water & Sanitary Sewer Pumping	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		*	*	*	*
Solar Array – Large Facility	B	B	B	B	B	B	B	B	B	B	B	B	B		B	B		B	B	B	B
Solar Array – Public Utility	A	A	A	A	A	A	A	A	A	A	A	A	A		A	A		A	A	A	A

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WASTE MANAGEMENT																					
Landfills (2 Acres or More) ~	A	A	A													A		A	A	A	
Landfills (Less Than 2 Acres) ~	B	B	B													B		B	B	B	
Waste Management Facility; Hazardous & Toxic ~													A						A	A	
MISCELLANEOUS																					
Accessory Uses	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Airports, General Aviation, Heliports, S.T.O.L ~	A	A	A															A	A	A	
Assembly Facility Greater Than 300												*	*								
Assembly Facility Less Than 300										*		*									
Cemetery	B	*	B	B	B	B	B	B	B												
Church	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		*	*	*	
Clubs or Lodges; Social; Fraternal or Union Clubhouses	*	*	*							*	*	*	*		*						
Community Center	B	B	B	B	B	B	B	B	B	*	*	*			*						
Crematoria ~																		*	*	*	
Historic Sites Non-Residential/Mixed Use	A	A	A																		
Kennels, Class I	*	*	*									*	*		*						
Research and Manufacturing Facility															*			*	*	*	
Research Facility ~											*	*	*		*			*	*	*	
Research Lands & Installations, Non-profit																					*
Rural Heritage Museum	B	B								B	B					B					
Rural Special Events ^	*	*														*					
Special Events (Less than 150)												*	*						*		