

§ 420-23. NC - Neighborhood Commercial.

- A. Purpose. To further the objectives set forth in the purpose statements and community development objectives in Article I of this chapter the NC District is intended to provide for a concentrated mix of business and commercial uses at higher intensities that allow for continued economic growth and development of the commercial core, while providing for the safe and orderly flow of traffic and pedestrians through the district.
- B. Uses. The following is a list of uses that are permitted or permitted by conditional use: **[Amended 4-4-2022 by Ord. No. 1868]**

Neighborhood Commercial	
Permitted	Conditional Use
Business services (§ 420-56)	Bank (§ 420-50)
Clinic	Bar/tavern/drinking establishment (§ 420-52)
Convenience store (§ 420-62)	Bed-and-breakfast inn (§ 420-53)
Dwelling, multifamily - duplex (§ 420-68)	Dry cleaner (§ 420-67)
Dwelling, multifamily - garden apartment (§ 420-68)	Farmers market (§ 420-72)
Dwelling, multifamily - mid-rise apartment (§ 420-69)	Gasoline station (§ 420-78)
Dwelling, residence over business (§ 420-68)	Restaurant, fast food ≤3,000 square feet (§ 420-103)
Dwelling, single-family- detached	Restaurant, full service ≤5,000 square feet (§ 420-103)
Essential public service installation (§ 420-31)	Retail store between 5,000 and 22,000 square feet (§ 420-104)
Equipment rental and repair	
Food and grocery store ≤5,000 square feet	
Funeral home (including mortuaries) (§ 420-74)	
Health club (§ 420-81)	
Laundromat (§ 420-88)	
Library	
Municipal use	
Parcel delivery service (§ 420-96)	
Personal and business services	
Printing and publishing services, limited	

Neighborhood Commercial	
Permitted	Conditional Use
Repair shop, non-vehicular (§ 420-101)	
Retail store < 5,000 square feet (§ 420-104)	

C. Accessory uses. Accessory uses incidental to any of the principal uses listed in this section.

- (1) Home-based business, no impact (§ 420-82).
- (2) Transit shelter (§ 420-108).
- (3) Solar photovoltaic systems (§ 420-134).
- (4) Parking structure.

D. Dimensional requirements.

Neighborhood Commercial		
Minimum lot area	Nonresidential	1/4 acre
	Residential	7,500 square feet per dwelling unit
Minimum lot width		50 feet
Minimum front yard		15 feet
Minimum side yard	Interior	5 feet
	Corner	15 feet for side of lot abutting intersecting street
Minimum rear yard		15 feet
Maximum building height	Principal structures	Not to exceed 45 feet
	Accessory structures	Not to exceed 15 feet