

**§ 550-76. NC Neighborhood Commercial District. [Amended 1-20-1993 by Ord. No. 93-008; 4-14-1997 by Ord. No. 97-012; 12-4-2002 by Ord. No. 02-037; 12-21-2011 by Ord. No. 11-043]**

In the NC Neighborhood Commercial District, the following shall apply:

- A. Purpose. A Neighborhood Commercial Zone is established as a business district adjacent to residence districts in which such uses are permitted as are normally required for the daily local business and/or convenience needs of the residents of the immediately surrounding residential areas.
- B. Principal permitted uses on the land and in buildings. [Note: Convenience stores are permitted in the HC Highway Commercial and GC General Commercial Zones only; see § 550-78B(55).]
  - (1) Confectionery, luncheonettes and delicatessens.
  - (2) Stationery and tobacco.
  - (3) Hardware, paints and wallpaper.
  - (4) Bakery.
  - (5) Periodicals and newspapers.
  - (6) Barber and beauty shops.
  - (7) Tailoring and dressmaking.
  - (8) Bakery goods store.
  - (9) Book or gift store.
  - (10) Candy store and/or fountain.
  - (11) Clothes cleaning store with two or less trucks associated with it.
  - (12) Clothing (new) and dry goods store.
  - (13) Drugstore.
  - (14) Package liquor store.
  - (15) Ice cream store.
  - (16) Interior decorating business.
  - (17) Jewelry store.
  - (18) Self-cleaning laundry.
  - (19) Notion and variety store.
  - (20) Repair or service shops for household or personal goods.

- (21) Shoe repair shop.
- (22) Prepared foods: take-out and delivery only, with no seating.
- (23) Combinations of two or more of the above-permitted uses in one principal building.
- (24) Photography studio, photo supplies, artist's studio.
- (25) Antique store.
- (26) Art gallery.
- (27) Sporting goods store.
- (28) All existing residences as of the date of the adoption of this chapter. For purposes of evaluating proposed additions or expansions, bulk and yard requirements of those residential zone districts which most closely resemble the size of the lot in question will be utilized.
- (29) Child and infant care centers. See § 550-138 for design standards.
- (30) Video store.
- (31) Adult day care. **[Added 9-16-2014 by Ord. No. 14-063]**
- (32) Body art establishments, subject to the provisions of Chapter 133. **[Added 6-1-2021 by Ord. No. 21-027]**

C. Accessory uses permitted:

- (1) Off-street parking.
- (2) Fences and walls. (See § 550-114.)
- (3) Signs.
- (4) Garages, storage buildings and toolsheds.
- (5) Amateur radio antennas and antenna support structure not to exceed 45 feet in height, unless the structure is retractable. The height of a retractable antenna structure shall not exceed 45 feet when the structure is not being used for the transmission and/or reception of amateur radio signals and 65 feet when the structure is fully extended and in use for the transmission and/or reception of amateur radio signals. Satellite dish antennas shall be installed in accordance with the standards specified in § 550-137.
- (6) Roof-mounted solar or photovoltaic energy-generating facility.
- (7) Electric vehicle supply/service equipment. (See § 550-144.) **[Added 10-19-2021 by Ord. No. 21-058]**

D. Other uses permitted upon application to the municipal agency for a conditional use permit:

- (1) Public utility installations.

- (2) Nursing homes.
  - (3) Churches and other places of worship, Sunday school buildings, rectories and parish houses.
- E. Maximum building height. No building shall exceed 35 feet in height.
- F. Area and yard requirements.

NC Neighborhood Commercial District	
<b>Minimum requirements</b>	
Principal building:	
Lot area (square feet)	5,000
Lot frontage (feet)	50
Lot width (feet)	50
Lot depth (feet)	75
Side yard, each (feet)	5
Front yard (feet)	25
Rear yard (feet)	10
Accessory building:	
Distance to side line (feet)	5
<b>Maximum requirements</b>	
Distance to rear line (feet)	10
Distance to other building (feet)	10
Floor area ratio	0.15
Maximum impervious surface coverage (percent)	60%

- G. General requirements.
- (1) Any principal building may contain more than one use and/or organization, provided that the total building coverage of the combined activities does not exceed the maximum building coverage specified for the district and, further, that each activity occupies a minimum gross floor area of 750 square feet.
  - (2) At least the first 10 feet adjacent to any street line and five feet adjacent to any lot line shall not be used for parking and shall be planted and maintained in lawn area or ground cover or landscaped with evergreen shrubbery.
  - (3) A minimum buffer area of 10 feet in width shall be provided along any common property line with a residential district. [See §§ 550-119G(7) and 550-130B.]

- (4) For additional general requirements see § 550-84, General requirements in nonresidential districts.
- H. Minimum off-street loading. See § 550-119E, F, G and H of this chapter for standards.
- I. Minimum off-street parking. See § 550-119 of this chapter for standards.
- J. Permitted signs. See § 550-124 of this chapter for standards.
- K. Development credit adjustments for environmentally constrained areas. See § 550-84K of this chapter for standards.
- L. Architectural design standards. For architectural design standards, see § 550-112 of this chapter.
- M. Landscaping and preservation of natural features. See §§ 550-117, 550-119 and 550-130 of this chapter for design standards.
- N. Fences, walls and sight triangles. See § 550-114 for details.
- O. Source-separation or recycling plan. See § 550-134 of this chapter for requirements.
- P. Accessory buildings. See § 550-111 of this chapter for design standards.