

ZONING

NC NEIGHBORHOOD COMMERCIAL

The purpose of the NC District is to provide for a carefully controlled mix of pedestrian-oriented residential and commercial land uses that are primarily designed to serve nearby neighborhoods, ensure that commercial uses are compatible with nearby residences, and encourage redevelopment to mixed-use buildings with retail uses on the ground floor and apartments on upper floors.

DIMENSIONAL TABLE

MIN. LOT SIZE	10,000 square feet
LOT WIDTH	
at Street Line	75 feet
MAX. BUILDING HEIGHT	
Principal Structure	35 feet
COVERAGE	
Building	40%
Impervious Surface	85%
YARD SETBACK*	
Front Yard	25 feet
Side Yard	10 feet
Rear Yard	15 feet

* Corner lots have two front yards and two side yards. See § 190-804.

PERMITTED USES

PRINCIPAL USES

PERMITTED BY RIGHT

Artisan, craft, exercise, or performing art studio
 Bank or financial institution
 Bar or tavern
 Beverage production - microbrewery
 Business service establishment
 Community center or cultural center
 Community garden
 Crop farming
 Day-care center, adult
 Day-care center, child
 Essential services
 Forestry
 Funeral home or mortuary
 Governmental and emergency services facility
 Group home
 Membership club, lodge or fraternal organization
 Medical or dental clinics and laboratories
 Medical marijuana dispensary
 Mixed-use building

Office, professional
 Personal services establishment
 Place of assembly or worship
 Public park/recreation
 Restaurant, sit-down
 Retail establishment
 School, public or private
 Single-family attached dwelling (townhouse)
 Single-family detached dwelling
 Single-family semidetached dwelling (twin)
 Tattoo parlor
 Theater
 Transitional dwelling
CONDITIONAL USES
 Geothermal energy system
 Planned development
SPECIAL EXCEPTIONS
 Boardinghouse or rooming house
 Comparable residential uses not specifically listed
 Comparable commercial uses not specifically listed

ACCESSORY USES

PERMITTED BY RIGHT

Accessory use and structure which are clearly customary and incidental to a permitted principal use
 Auditorium
 Brew pub or tap/tasting room
 Bus shelter
 Community-supported agriculture delivery station
 Farmer's market
 Home occupation, low-impact
 Home-based business, no-impact
 Keeping of pets
 Noncommercial recreational facility for household use or for residents of a development (including tennis courts and swimming pools)
 Outdoor dining area
 Residential accessory building, structure or use
 Satellite dish antenna or satellite antenna
 Short-term rental
 Solar energy system, small
 Temporary structure or use
 Wind energy system, small