

CHAPTER 8 NEIGHBORHOOD COMMERCIAL DISTRICT (NC)

SECTION 8.10 INTENT

A. INTENT

The intent of this zoning district is to encourage a complementary mix of uses to ensure that neighborhood commercial areas are compatible with adjacent residential neighborhoods and that transitions between uses are harmonious and accessible by a variety of mobility types. This zoning district is intended to encourage and accommodate businesses with smaller market areas with storefronts on the ground story, as well as upper story or attached residential units, hospitality businesses, local market retail, personal services, offices, and professional services. Sites are generally located in Dutton and intersections further away from M-6 than General Commercial zoned property. Characteristics of uses in this district may include daytime and early evening operations and smaller-scale business activities.



B. PURPOSE

This section includes the dimensional requirements for lots and the requirements for the location and size of principal and accessory buildings and structures.

SECTION 8.20 REQUIREMENTS

A. LAND USE

See Chapter 15 for all land use regulations and requirements. Further restrictions may apply.

B. BUILDING REQUIREMENTS

See Chapter 16 for all building requirements.

C. DIMENSIONAL REQUIREMENTS: ALL BUILDINGS

1. **Lots.** All lots shall meet the minimum area, dimensional, and width requirements of Table 8.20 C. Lots shall not be created or changed in size or dimension except in conformance with these requirements.
2. **Buildings.** All placement of buildings shall conform to the minimum dimensional and sizing requirements listed in Table 8.20 C.
3. **Accessory Buildings.** See Section 18.20.

TABLE 8.20 C: NC DISTRICT DIMENSIONAL REQUIREMENTS		
Lot Requirements		
Min. Lot Area (see Section 3.30 D)		No min.
Min. Lot Width (see Section 3.30 D)		No min.
All Buildings		
Max. Building and Structure Height	Height (see Section 3.20 A & C)	35 ft.
	Stories (see Section 3.20 B)	2.5 stories
Min. and Max. Setbacks (see Section 3.40)	Front	0 ft./10 ft.
	Street Side	0 ft./10 ft.
	Side adjacent to non-residential district	0 ft.
	Side adjacent to the MFR zoning district	15 ft.
	Side adjacent to residential district, except for MFR	25 ft.
	Rear	25 ft.