

Sec. 12-2-7. Residential/neighborhood commercial land use district.

The regulations in this section shall be applicable to the residential/neighborhood commercial zoning district: R-NC.

- (A) *Purpose of district.* The residential/neighborhood commercial land use district is established for the purpose of providing for a mixture of residential housing types and densities, professional uses and certain types of neighborhood convenience-shopping-retail sales and service uses. Residential and office or commercial uses shall be allowed within the same structure. When the R-NC zone is established in older sections of the community in which by custom and tradition the intermixing of such uses has been found to be necessary and desirable, the zoning regulations are intended to provide for infill development at a density, character and scale compatible with the surrounding area. When the R-NC zoning district is located in newer developing areas where it is necessary and desirable to create a transition zone between a residential and a commercial district, the zoning regulations are intended to provide for mixed office, commercial and residential development.
- (B) *Uses permitted.*
- (a) Any use permitted in the R-2 district.
 - (b) Residential design manufactured homes subject to regulations in [section 12-2-62](#)
 - (c) Manufactured home parks subject to regulations in [section 12-2-62\(D\)](#).
 - (d) The following uses, with no outside storage or work permitted, except as provided herein:
 1. Retail food and drugstore (including liquor package store).
 2. Personal service shops as defined in [section 12-14-1](#)
 3. Clothing and fabric stores.
 4. Home furnishing, hardware and appliance stores.
 5. Specialty shops.
 6. Banks.
 7. Bakeries, whose products are sold at retail and only on the premises.
 8. Consignment and Vintage clothing shops.
 9. Floral shops.
 10. Health clubs, spas, and exercise centers.
 11. Martial arts studios.
 12. Laundromats and dry cleaners using combustible or flammable liquids of solvents with a flash point of one hundred ninety (190) degrees Fahrenheit or greater.
 13. Laundry and dry cleaning pick-up stations.
 14. Outdoor sales of trees, shrubs, plants and related landscaping materials as an accessory to indoor retail sales uses permitted by this paragraph, provided that the area is enclosed within a fence attached to the rear or side of the main building, and provided that the outdoor area does not exceed twenty (20) percent of the total area of the main building.
 15. Restaurants.
 16. Studios as defined in [section 12-14-1](#)

17. Mortuary and funeral parlors.
 18. Appliance repair shops.
 19. Gasoline and service stations with up to three (3) wreckers. Minor repair work not involving major motor or drive train repairs, straightening of body parts, painting, welding, or other major mechanical and body work involving noise, glare, fumes, or smoke, is permitted within a building.
 20. Accessory buildings and uses customarily incidental to the above uses.
- (C) *Development permitted.*
- (a) Conventional subdivision subject to regulations in [section 12-2-76](#)
 - (b) Special planned development subject to regulations in [section 12-2-77](#)
- (D) *Regulations.* All developments are required to comply with design standards and are encouraged to follow design guidelines as established in [section 12-2-82](#). Table 12-2.6 on the following page, describes height, area and yard requirements for the residential/neighborhood commercial zoning district:

TABLE 12-2.6
REGULATIONS FOR THE R-NC ZONING DISTRICT

Standards	Within 100 Feet of a Residential Zoning District	More Than 100 Feet From a Residential Zoning District
Minimum Yard Requirements (Minimum Building Setbacks) *Front Yard Side Yard Rear Yard	15 feet (Also 5 feet see 15 feet Note 1)	10 feet (Also 5 feet see 10 feet Note 1)
Maximum Building Height (At Building Setback Line)	35 feet	45 feet (Also see Note 2)
Lot Coverage Requirements For All Single-Family, Duplex, Townhouse or Zero-Lot-Line Residential Units	Maximum 50% (See Note 4)	
Lot Coverage Requirements For All Development Other Than Single-Family, Duplex, Townhouse or Zero-Lot-Line Residential Units: The maximum combined area occupied by all principal and accessory buildings	Building Height 1–4 stories 5–7 stories 8–9 stories (See note 4)	Building Coverage 30% 25% 20%
Maximum Floor Area for All Uses Listed Under section 12-2-7(B)(d)	4,000 Square Feet (See Note 3)	

* Front yard depths in the R-NC district shall not be less than the average depths of all front and street side yards located on either side of the block face, up to the minimum yard requirements; in case there are no other structures on the block the front yard depths shall not be less than the footages noted.

Note 1: Where any of the uses permitted in an R-NC district other than single-family, duplex or zero-lot-line residential are contiguous to an R-1AAAAA through R-ZL zoning district, there shall

be a twenty-foot yard unless the two (2) districts are separated by a public street, body of water, or similar manmade or natural buffer of equal width.

Note 2: Above the height permitted at the building setback lines three (3) feet may be added to the height of the building for each foot the building is set back from the front, side and rear building setback lines up to a maximum height of one hundred (100) feet. Any building exceeding forty-five (45) feet in height must submit a preliminary development plan which must be reviewed by the planning board and city council pursuant to [section 12-2-81\(A\)\(2\)](#).

Note 3: An exception to the four thousand (4,000) square feet area may be granted upon submittal of a preliminary development plan (refer to [section 12-2-81\(A\)\(3\)](#)) to the planning board for review.

Note 4: When a mixed residential/non-residential development is proposed, the lot coverage requirements shall be the most restrictive of the proposed uses.

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- (E) *Additional regulations.* In addition to the regulations established above in subsection [12-2-7\(D\)](#), all R-NC developments will be subject to, and must comply with, the following regulations:
- (a) Supplementary district regulations subject to regulations in sections [12-2-31](#) to 12-2-50. Off-street parking subject to regulations in chapter 12-3.
 - (b) Off-street parking subject to regulations in chapter 12-3.
 - (c) Signs subject to regulations in chapter 12-4.
 - (d) Tree/landscape regulations subject to regulations in chapter 12-6.
 - (e) Stormwater management and control of erosion, sedimentation and runoff subject to regulations in chapter 12-9.
 - (f) Alcoholic beverages regulations subject to chapter 7-4 of this Code.

(Ord. No. 6-93, § 5, 3-25-93; Ord. No. 29-93, § 5, 11-18-93; Ord. No. 3-94, § 3, 1-13-94; Ord. No. 33-95, § 2 (Exhibit 1), 8-10-95; Ord. No. 45-96, § 2 (Exhibit 1), 9-12-96; Ord. No. 40-99, § 1, 10-14-99; Ord. No. 13-12, § 1, 6-14-12)