

Chapter 17.28

NC-R NEIGHBORHOOD COMMERCIAL/RURAL DISTRICT

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17.28.010 Purpose.

The purpose of the NC-R neighborhood commercial/rural district is to provide locations for convenience shopping facilities for rural residences within existing and/or proposed development areas, where an analysis of residential population demonstrates that such facilities are required. (Ord. 1-18-94 § 2 (part); Ord. 1-5-87A § 13(A))

12.28.020 Permitted uses.

The following are permitted uses in the NC-R neighborhood commercial/rural district:

- A. Food stores;
- B. Hardware stores;
- C. Restaurants;
- D. Bars;
- E. Residences. (Ord. 1-18-94 § 2 (part); Ord 1-5-87A § 13(B))

12.28.030 Accessory uses.

Accessory uses and buildings customarily appurtenant to a permitted use are allowed in the NC-R neighborhood commercial/rural district. (Ord. 1-18-94 § 2 (part); Ord. 1-5-87A § 13(C))

12.28.040 Conditional uses.

The following are conditional uses in the NC-R neighborhood commercial/rural district:

- A. Banks and/or other financial institutions;
- B. Public and quasi-public buildings such as but not limited to the following: churches, libraries, schools and post offices;
- C. Service stations;
- D. Social halls and nonprofit clubs;
- E. Public use events;
- F. Home occupations.
- G. Bars;

H. Self-service storage facilities. (Ord 6-16-97F, 1997: Ord. 1-18-94 § 2 (part): Ord. 1-5-87A § 13(D))

17.28.050 Prohibited uses.

The following are prohibited uses in the NC-R neighborhood commercial/rural district:

- A. Commercial uses not addressed as permitted under Section 17.28.020 or 17.28.040;
- B. All industrial uses. (Ord. 1-18-94 § 2 (part): Ord. 1-5-87A § 13(F))

17.28.060 Height regulations.

In the NC-R neighborhood commercial/rural district, no building shall exceed thirty-five feet in height. (Ord. 1-18-94 § 2 (part): Ord. 1-5-87A § 13(F))

17.28.070 Area and yard requirements.

The following are area and yard requirements for the NC-R neighborhood commercial/rural district:

- A. Lot area:
 - 1. One acre where water and sewer are not available;
 - 2. One-half acre with water and/or sewer;
 - 3. Two thousand square feet where water and sewer are available.
- B. Yard requirements:
 - 1. Front yard, ten feet in depth;
 - 2. Side yard, five feet in depth;
 - 3. Rear yard, ten feet in depth. (Ord. 1-18-94 § 2 (part): Ord. 1-5-87A § 13(G))

17.28.080 Additional requirements.

The following additional requirements apply in the NC-R neighborhood commercial/rural district:

- A. All uses shall be conducted wholly within a completely enclosed building except for service stations or restaurants with outside seating;
- B. All uses and development proposed for a lot in excess of one acre require a site plan and a site plan review by the planning commission.
- C. All off-street parking requirements and regulations shall be as provided in Chapter 17.60 of this title. (Ord. 1-18-94 § 2 (part): Ord. 1-5-87A § 13(H))