

Sec. 118-486. - Intent.

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Sec. 118-487. - Permitted uses and structures.

Permitted principal uses and structures in the R-NC residential-neighborhood commercial district are as follows:

- (1) Single-family and two-family dwellings.
- (2) Public schools and private schools with academic curriculums similar to those in public schools.
- (3) Churches.
- (4) Public parks, playgrounds in keeping with the character and requirements of the district.

(Code 1988, § 24-44(b)(1))

Sec. 118-488. - Special exceptions.

In the R-NC residential-neighborhood commercial district, the uses permitted as special exceptions pursuant to section 118-97 are as follows:

- (1) Convenience foodstores and convenience food stores with retail gas sales, with average gross revenue from the sale of gas being less than 60 percent of the store's total average gross revenue.
- (2) Golf clubs and golf courses.
- (3) Marinas and boat basins.
- (4) Hospitals, restoriums and convalescent homes.
- (5) Public and private clubs and lodges not involved in the conduct of commercial activities.
- (6) Governmental institutions and cultural facilities.
- (7) Kindergartens and nurseries.
- (8) Any structure over 40 feet in height.
- (9) All uses permitted in the C-4 neighborhood commercial district and subject to dimensional requirements of that zone.
- (10) Rooming houses provided one paved parking space per room exists, such use is compatible with surrounding uses, such use is in character with the neighborhood, and evidence is provided establishing that the existing building to be used for a rooming house has either been:
 - a. Previously utilized as a rooming house within the preceeding two (2) years, or
 - b. Previously utilized as a commercial business within the preceeding two (2) years.

(Code 1988, § 24-44(b)(2); Ord. No. 05-01, § 2, 1-13-05)

Sec. 118-489. - Prohibited uses and structures.

In the R-NC residential-neighborhood commercial district, the uses and structures prohibited are as follows:

- (1) Agriculture.
- (2) Communication towers.
- (3) Any structure or use not of a nature specifically or provisionally permitted.

(Code 1988, § 24-44(b)(3); Ord. No. 97-31, § 5, 9-11-97)

Sec. 118-490. - Minimum lot requirements.

In the R-NC residential-neighborhood commercial district, the minimum lot requirements are as follows:

- (1) *Single-family.*
 - a. Lot area: not less than 7,500 square feet;
 - b. Lot width: 75 feet at building front setback line;
 - c. Lot depth: 100 feet; and
 - d. Lot width at curb on a cul-de-sac: 35 feet.
- (2) *Two-family.*
 - a. Lot area: 10,000 square feet;
 - b. Lot width: 100 feet; and
 - c. Lot depth: 100 feet.
- (3) *Hospitals, governmental institutions and private clubs.*
 - a. Lot area: one-half acre;
 - b. Lot width: 150 feet; and
 - c. Lot depth: 100 feet.
- (4) *Churches.*
 - a. Lot area: one acre; and
 - b. Lot width: 150 feet.

(Code 1988, § 24-44(c))

Sec. 118-491. - Maximum lot coverage.

In the R-NC residential-neighborhood commercial district, the maximum lot coverage is as follows:

- (1) One-family: 35 percent.
- (2) Two-family: 40 percent.
- (3) Hospitals, governmental institutions and private clubs: 40 percent.
- (4) Churches: 40 percent.

(Code 1988, § 24-44(d))

Sec. 118-492. - Minimum yard requirements.

In the R-NC residential-neighborhood commercial district, the minimum yard requirements are as follows:

- (1) *Single-family and two-family.*

- a. Front: 30 feet.
 - b. Side interior lot: ten feet.
 - c. Side corner lot: 20 feet.
 - d. Rear: 20 percent of depth of lot.
- (2) *Hospitals, governmental institutions and private clubs.*
- a. Front: 30 feet.
 - b. Side interior lot: 20 feet.
 - c. Side corner lot: 25 feet.
 - d. Rear: 25 feet; 20 feet when abutting on an alley.
- (3) *Churches.*
- a. Front: 30 feet.
 - b. Side interior lot: 50 feet.
 - c. Side corner lot: 30 feet.
 - d. Rear: 50 feet.

(Code 1988, § 24-44(e))

Sec. 118-493. - Maximum height of structures.

In the R-NC residential-neighborhood commercial district, the maximum height of structures is as follows:

- (1) Single-family and two-family: 30 feet.
- (2) Hospitals, governmental institutions and private clubs: 40 feet or higher if approved by special exception.
- (3) Churches: 30 feet for portions of building intended for human occupancy; 100 feet for other structures or portions of structures.

(Code 1988, § 24-44(f))

Sec. 118-494. - Off-street parking and loading.

The minimum off-street parking and loading requirements for the R-NC residential-neighborhood commercial district shall be as provided in article VIII of this chapter.

(Code 1988, § 24-44(g))

Sec. 118-495. - Minimum living area.

Each single family detached residential unit constructed in this zoning district after October 1, 1998, must have at least 1,100 s.f. of living area. Each half of a duplex constructed in this zoning district after October 1, 1998, must have at least 700 s.f. of living area.

(Ord. No. 98-42, § II, 9-24-98)

Secs. 118-496—118-509. - Reserved.