



Zoning and Sign Code Brief

NC.2 Zoning District Overview

The information gives a general overview of the NC.2 (Neighborhood Conservation) zoning district. It is not all inclusive. Additional standards or exceptions may apply to based on your property. All lots that lawfully existed on March 28, 2015 are conforming with respect to lot width and area. Contact the Planning Division for information on whether your lot or building is conforming as platted relative to lot width and lot area (25.03.020.2).

Land Uses

Allowed

- ◆ Conventional Home (including modular homes)
- ◆ Public Safety Facility

Limited

(additional standards with administrative approval)

- ◆ Lot Line Home
- ◆ Twin Home
- ◆ Bed and Breakfast home
- ◆ Child Care Home
- ◆ Child Development Home
- ◆ Home Occupation
- ◆ Outdoor Recreation
- ◆ Urban Farming
- ◆ Community Garden
- ◆ Gardening

Conditional

(additional standards with Board of Adjustment approval)

- ◆ Elder Group Home
- ◆ Child Care Center
- ◆ Community Center
- ◆ Funeral Home
- ◆ Assisted Living or Congregate Care
- ◆ Medical or Dental Office
- ◆ Place of Assembly
- ◆ Transitional Service Facility
- ◆ Wireless Telecommunication Tower

Uses Not Listed

Uses not listed above, or determined not to be a subcategory of those listed above, are prohibited.

Accessory uses and structures are treated separately in Subchapter 25.02-F of the Municipal Code.

Setback Requirements

Development ¹	Front	Interior Side	Street Side	Rear
Single-Family Detached Dwellings; All Other Uses	35 feet or 25 feet ²	10 feet or 5 feet ²	20 feet	35 feet or 25 feet ²
Single-Family Attached Dwellings	25 feet	10 feet	20 feet	15 feet

1. Additional standards may apply to limited and conditional uses (25.02-D)
2. Prevailing standards in the immediate vicinity of the property (660 feet) apply

Bulk Requirements

Development ¹	Minimum Lot Width	Minimum Lot Area	Building Height	Building Coverage Ratio
Single-Family Detached Dwellings; All Other Uses	80 feet or 60 feet ²	12,000 s.f. or 7,000 s.f. ²	35 feet	20% or 30%
Single-Family Attached Dwellings	80 feet or 60 feet ²	4,500 s.f. per unit	35 feet	20% or 30%

1. Additional standards may apply to limited and conditional uses (25.02-D)
2. Prevailing standards in the immediate vicinity of the property (660 feet) apply

Design Standards

Design standards apply to NC districts, specifically for orientation, massing, form, scale, roof type and pitch, materials, garages, and driveways shall be consistent with the majority of other buildings on the block. In addition, all uses require off-street parking consisting of Portland cement concrete or asphalt. Required spaces are referenced in Table 25.05.030.2.1 of the Municipal Code.

