

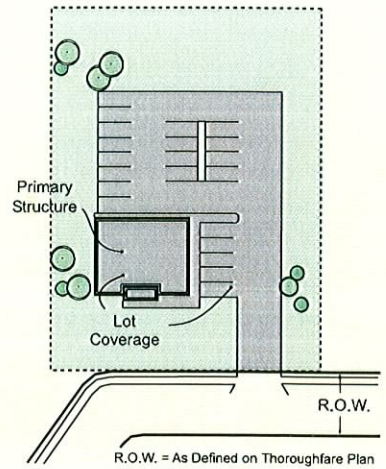
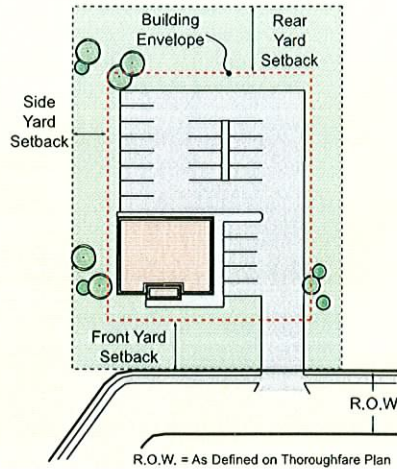
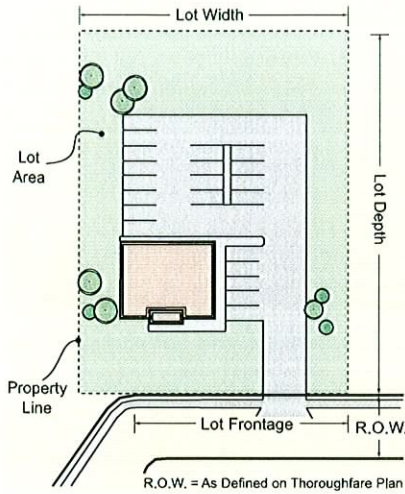
# "NC" District

## 4.5 "NC" District Intent, Permitted Uses, and Special Exception Uses

District Intent	Permitted Uses	Special Exception Uses
<p>The "NC" (Neighborhood Commercial) District is intended to provide a land use category for small scale commercial uses that provide products and services to neighborhoods. The provisions that regulate this land use district should promote appropriate commercial uses that are clearly nonconflicting with neighborhoods in Jeffersonville.</p> <p>Jeffersonville's Plan Commission should strive to use this district sparingly and appropriately as a "spot zone" in the community.</p> <p>The Plan Commission and Board of Zoning Appeals should also strive to exclude businesses from the "NC" district that are not family oriented or that have an adverse effect on the existing or future adjacent neighborhoods.</p>	<p><b>Residential</b></p> <ul style="list-style-type: none"> <li>• dwelling, single-family (upper stories)</li> <li>• dwelling, two-family (upper stories)</li> </ul> <p><b>Business: Food Sales/Service</b></p> <ul style="list-style-type: none"> <li>• bakery, retail</li> <li>• convenience store (without gas pumps)</li> <li>• delicatessen</li> <li>• ice cream shop</li> <li>• coffee shop</li> <li>• meat market</li> <li>• small specialty</li> <li>• grocery</li> </ul> <p><b>Business: General Business</b></p> <ul style="list-style-type: none"> <li>• print shop/copy center</li> </ul> <p><b>Business: Office/Professional</b></p> <ul style="list-style-type: none"> <li>• bank machine/ATM</li> <li>• medical/dental clinic</li> <li>• photographic studio</li> <li>• professional offices</li> </ul> <p><b>Business: Personal Service</b></p> <ul style="list-style-type: none"> <li>• barber/beauty shop</li> <li>• coin laundry</li> <li>• child care center (day care)</li> <li>• dry cleaning service</li> <li>• fitness center/gym</li> <li>• health spa</li> </ul> <p><b>Business: Recreation</b></p> <ul style="list-style-type: none"> <li>• video store</li> </ul> <p><b>Business: Retail</b></p> <ul style="list-style-type: none"> <li>• antique shop</li> <li>• art gallery</li> <li>• art and craft studio</li> <li>• boutique</li> <li>• consignment store</li> <li>• flower shop</li> <li>• jewelry store</li> <li>• music store</li> <li>• news dealer/bookstore (not adult entertainment)</li> <li>• thrift store</li> </ul> <p><b>Miscellaneous</b></p> <ul style="list-style-type: none"> <li>• accessory uses</li> </ul>	<p><b>Residential</b></p> <ul style="list-style-type: none"> <li>• dwelling, multifamily (upper stories)</li> </ul> <p><b>Institutional/Public Facilities</b></p> <ul style="list-style-type: none"> <li>• church, temple or mosque</li> <li>• community center</li> <li>• government office</li> <li>• library</li> <li>• police/fire station</li> <li>• post office</li> <li>• public park/recreation center</li> <li>• recycling collection point (no outdoor storage)</li> <li>• school</li> </ul> <p><b>Business: Food Sales/Service</b></p> <ul style="list-style-type: none"> <li>• restaurant</li> <li>• convenience store (with gas pumps)</li> </ul> <p><b>Business: Office/Professional</b></p> <ul style="list-style-type: none"> <li>• drive-thru bank machine/ATM</li> </ul> <p><b>Business: Recreation</b></p> <ul style="list-style-type: none"> <li>• public docks</li> </ul> <p><b>Communication/Utilities</b></p> <ul style="list-style-type: none"> <li>• telecommunication facility</li> <li>• telephone exchange</li> <li>• public well</li> <li>• utility substation</li> </ul> <p><b>Miscellaneous</b></p> <ul style="list-style-type: none"> <li>• home occupation #1</li> </ul>

# "NC" District

## 4.6 "NC" District Development Standards



**Minimum Lot Area:**

- 6,000 square feet

**Maximum Lot Area:**

- 20,000 square feet

**Minimum Lot Width:**

- 60 feet

**Maximum Lot Depth:**

- 2 times the Lot Width

**Minimum Lot Frontage:**

- 50 feet on a Public Street with access from said Public Street or rear alley

**Sewer and Water:**

- Requires municipal water and sewer hookup

**Minimum Front Yard Setback:**

- 20 feet when adjacent to an Arterial
- 15 feet when adjacent to a Local Street

**Minimum Side Yard Setback:**

- 12 feet for the Primary and Accessory Structures

**Minimum Rear Yard Setback:**

- 12 feet for the Primary and Accessory Structures

**Maximum Lot Coverage:**

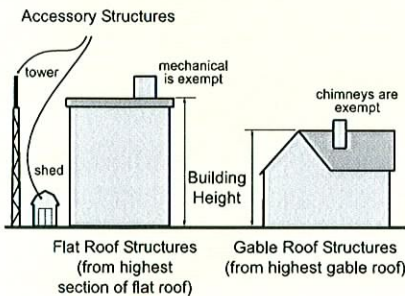
- Square footage of all primary and accessory structures, and impervious surface cannot exceed 70% of the Lot Area

**Minimum Main Floor Area:**

- 800 square feet for Primary Structures

**Maximum Main Floor Area:**

- 7,000 square feet for Primary and Accessory Structures combined



**Maximum Structure Height:**

- 28 feet for the Primary Structure
- 15 feet for Accessory Structures

### Additional Development Standards that Apply

<b>Lot, Yard, and Density (LY)</b>	<b>Environmental (EN)</b>	<b>Vision Clearance (VC)</b>
• LY-01 ..... Page 7-3	• EN-01 ..... Page 7-25	• VC-01 ..... Page 7-47
<b>Height (HT)</b>	<b>Floodplain (FP)</b>	<b>Telecommunication Facilities (TC)</b>
• HT-01 ..... Page 7-4	• FP-01 ..... Page 7-27	• TC-01 ..... Page 7-48
<b>Accessory Structure (AS)</b>	<b>Performance (PF)</b>	• TC-03 ..... Page 7-51
• AS-01 ..... Page 7-5	• PF-01 ..... Page 7-30	<b>Special Exception (SE)</b>
<b>Fences and Walls (FW)</b>	<b>Lighting (LT)</b>	• SE-01 ..... Page 7-54
• FW-02 ..... Page 7-8	• LT-01 ..... Page 7-31	<b>Miscellaneous (MC)</b>
<b>Temporary Uses (TU)</b>	<b>General Signs (GS)</b>	• MC-02 ..... Page 7-58
• TU-01 ..... Page 7-9	• GS-01 ..... Page 7-32	• MC-04 ..... Page 7-58
• TU-03 ..... Page 7-9	<b>Temporary Signs (TS)</b>	• MC-05 ..... Page 7-58
<b>Public Improvement (PI)</b>	• TS-02 ..... Page 7-34	• MC-06 ..... Page 7-58
• PI-01 ..... Page 7-13	<b>Permanent Signs (PS)</b>	• MC-07 ..... Page 7-59
<b>Landscaping (LA)</b>	• PS-03 ..... Page 7-35	
• LA-01 ..... Page 7-14	<b>Parking (PK)</b>	
• LA-02 ..... Page 7-15	• PK-06 ..... Page 7-40	
• LA-04 ..... Page 7-18	• PK-07 ..... Page 7-41	
<b>Buffer Yard (BY)</b>	• PK-08 ..... Page 7-43	
• BY-01 ..... Page 7-19	<b>Loading (LD)</b>	
<b>Expressway Buffer (EB)</b>	• LD-01 ..... Page 7-44	
• EB-01 ..... Page 7-24	<b>Entrances/Drives (ED)</b>	
	• ED-01 ..... Page 7-45	