

NEIGHBORHOOD COMMERCIAL (NC)

The purpose of the NC district is to allow for small-scale neighborhood commercial establishments. Specifically, the NC district is intended for commercial uses smaller than 5,000 SF. This district promotes a mix of small-scale commercial, public and institutional, office, and medical uses. Certain residential use types may be permitted as a Conditional Use. Additionally, the district is designed to provide commercial establishments within convenient travel distance from the neighborhoods they serve.

Table B.4.2 NC District Development Standards Table		
Residential Development Standards		
Apply Standards in <i>Table B.3.6: Supplementary Residential Development Standards</i> for allowed residential uses.		
Single Family Detached, Single Family Attached, & Duplex Dwellings are <u>not permitted</u> in the NC District.		
Commercial Development Standards		
Building Height (Max) <i>Section B.12.C: Building Height</i>		35 ft.
Setbacks (Min) <i>Section B.12.E: Building Placement (Setbacks)</i>	Front (Street)	20 ft. (Local/Collector) 30 ft. (Arterial)
	Side	15 ft. (Abutting Residential Districts and Planned Development Districts) 5 ft. (Abutting All Other Districts)
	Rear	20 ft.
Lot <i>Section B.12.F: Lot Dimensions</i>	Width (Min)	40 ft.
	Area (Min)	Not Applicable
	ISR (Max)	75%
Additional Standards		Refer to <i>Table B.8.1: Permitted Use Table</i> for permitted, conditional, and special exception uses allowed in this district. Refer to SC Building Code for distance minimum between buildings.

The list of permitted uses by district as well as specific use standards may be viewed at:
<https://www.sumtersc.gov/planning/unified-development-ordinance/proposed-zoning-changes-outreach>