

NC - Neighborhood Commercial District

The Neighborhood Commercial District is intended for nonresidential development that is of an appropriate use, scale, and design that is compatible with abutting or nearby residential development. Accordingly, these areas are intended to take on the semi-residential appearance of their abutting residential areas. These developments typically occupy smaller footprints, have pitched roofs, higher levels of landscaping, lower levels of signage and de-emphasized parking. **The information below is a summary. For full details, please refer to our Code of Ordinance.**

NC District Land Uses		
Permitted Land Uses Uses allowed without restrictions/special approvals.	Restricted Land Uses* Uses allowed subject to certain restrictions.	Conditional Land Uses* Uses allowed with approval of a Conditional Use Permit.
General Retail Sales/Services Government Local/Neighborhood Utilities Medical Office Office Passive Outdoor Recreation Personal Services Religious Assembly Shopping Center	Bar or Night Club Bed and Breakfast Lodging Brewery/Distillery/Winery Cemetery Commercial Recreation/Entertainment Community Assembly/Amenity Day-Care Center Education Food & Drink (general) Food & Drink (neighborhood) Live-Work Unit	Animal Clinic or Services Commercial Parking Group Home Housing/Services for the Aging Limited Service Hotel Loft Apartment Provisional Housing Residential Childcare Facility Special Event Venue Wireless Transmission Facilities
* Refer to Restrictions and Conditions below. * To see Prohibited Uses, please refer to the last page.		

NC District Development Standards	
Requirement	Standard
Minimum Area of New Development	n/a
Minimum Lot Size	6,000 sq. ft.
Minimum Lot Width	50 ft.
Front Setback	25 ft.
Front Build-to Line	n/a
Interior Side Setback	5/10 ft.
Street Side Setback	25 ft.
Rear Setback	15 ft./10 ft.
Maximum Height	35 ft.
Maximum Lot Coverage	70%
Properties adjacent to Lake shall provide 10' boardwalk/public access easement along water's edge. Side/rear setbacks adjacent to lake may be increased/decreased to 10' or edge of boardwalk to allow construction up to boardwalk/public access easement.	
Parking shall be inside/rear yard, not between building and street. Two rows of parking may be between the building and street on collector/arterial street. Director may approve parking between building and street when property is adjacent to lake or when properties on both sides are developed commercially with parking between the building and street.	

Restrictions and Conditions		
Land Use	Restrictions/Conditions	Operational/Other Standards
Cemetery	Access must be via arterial/collector street. Facility shall be set back 100' from residential property and enclosed by wall/fence.	N/A
Child-care Facility, Day-Care Center	The parcel proposed for development shall take access from an arterial or collector street. Access to the site shall be designed in a manner to facilitate safe and expedient pick-up and drop-off circulation without otherwise interfering with the parking lot. Outdoor activities shall be setback from any residentially used or zoned property by 100 feet and enclosed by a wall or a fence.	The owner/operator shall maintain certificate and licensing requirement by the state.
Community Assembly/Amenity	Parcel shall take access from an arterial or collector street. Parking shall be accommodated on-site. Off-site parking can be established through a shared parking agreement provided the off-site parking lot is within 250' of the parcel and connected via a sidewalk.	N/A
Education	Parking shall be on site. Access shall facilitate safe and expedient pick-up/drop-off without interfering with the parking lot. Secondary school access shall be via collector/arterial road. Outdoor activities shall be set back 25' from residential property and enclosed by wall/fence. The queueing of vehicles shall comply with Sec 8.3, Off-Street Stacking.	N/A
Housing & Services for the Aging	Facilities for more than 10 residents shall take access from an arterial or collector street. No facilities shall be permitted at the intersection of two arterial streets. The owner/operator shall maintain all certification and licensing requirements by the state.	N/A
Wireless Trans. Fac.	Wireless Transmission Facility subject to Section 4.6.6 of these regulations. Height is limited to 160'.	N/A
Animal Clinic or Services	The use will be conducted entirely within an enclosed building and no livestock or large animals (e.g., a horse) will be boarded, treated or otherwise kept on the premises.	N/A
Bar or Night Club	Parcel access shall be via arterial/collector street. Outdoor seating/parking shall be set back 100' and physically separated from residential property and screened by wall/fence. No outdoor live music/entertainment allowed.	N/A
Brewery/Winery/Distillery	Max building size 10,000 square feet. Parcel access shall be via arterial/collector street. Outdoor seating/parking shall be set back 100' and physically separated from residential property and screened by wall/fence. Facility must provide customer component such as retail storefront, tasting room, or food/beverage service. No outdoor live music/entertainment allowed.	N/A
Commercial Rec./Entertainment	Facility must be located minimum 600' from residential property. Access to service/parking areas for 50+ vehicles must be via collector or higher classification street. After hours lighting limited to that necessary for security purposes.	N/A
Food/Drink Est. (General)	No drive-through or drive-up or similar services allowed. Parcel shall take access via arterial/collector street. Outdoor seating shall be set back 100' and physically separated from residential property and screened by wall/fence. No outdoor live music/entertainment allowed.	N/A
Food/Drink Est. (Neighborhood)	Parcel shall take access via arterial/collector street. Outdoor seating shall be set back 100' and physically separated from residential property and screened by wall/fence. No outdoor live music/entertainment allowed.	N/A
Hotel/Lodging, Limited Service	Building may be no more than 2 stories in height, direct access to all rooms shall be interior, all hotel operations,	N/A

	including parking, shall be set back at least 100' and physically separated from all residentially used/zoned property and screened.	
Parking, Commercial	Limited to no more than 2 acres in size and consist of a surface, structured or combination parking lot. The use may be used as part of shared parking requirements.	N/A
Special Event Venue	Outdoor seating/live music/entertainment areas shall be set back 100' from residential property and screened by wall/fence. For large event venues, City Engineer may approve alternative parking material for overflow parking in addition to minimum required if parking area is screened from view from street and adjacent properties.	N/A
Apartment/Loft	Limited to maximum of 14 units per acre.	N/A
Group Home	Requires Conditional Use Permit, the facility must be licensed by the state and set up to house seven or more residents.	N/A
Provisional Housing	Requires Conditional Use Permit, facility may not be located within 1,000' of a residentially zoned property, a primary or secondary school, public park or religious assembly facility.	N/A
Bed and Breakfast Lodging	No more than six guestrooms per property shall be allowed. On-site parking (except driveways) shall not be located in the front yard and shall be screened by a wall or fence at least six feet in height and a five-foot landscape buffer. Each guest room has access to a hall or exterior door;	No food preparation, except beverages, is allowed within individual guestrooms and preparation of service of food shall conform to all applicable regulations of the State of Texas and Burnet County. No meals may be served to the general public. Guest room rentals shall not be allowed for more than 21 consecutive days.
Live-work Unit	The area devoted to the residence cannot exceed 50% of the total floor area.	N/A
Vehicle Gas or Fueling Station	No above-grade equipment for the service of gasoline, oil, air, or water (except irrigation systems) is closer than 10 feet to any public right-of-way. Canopies shall be connected to or integrated into the architectural design of the buildings in terms of color, cladding, roofing and roof pitch, if provided. In the event the use is abandoned, all underground storage tanks and pumps are removed within 60 days. A Type C buffer shall be installed along any property line that faces a residentially used or zoned area, regardless of separation by street. In the event the development is directly adjacent to a residentially zoned or used property, an 8' opaque masonry fence shall be installed the full length of the property line where it is adjacent. Customer 18-wheeler trucks are permitted only as approved on the Site Plan; fueling trucks and delivery trucks are excepted from the requirement. All on-site lighting must be dark sky compliant. Site Plans will be reviewed to ensure safety considerations including but not limited to: well-lit interior and exterior; security cameras, and maintaining view of point of sale areas from the road. Portable accessory buildings are not allowed. Car washes, if accessory to the service station, shall be limited to one stall and shall direct vehicular circulation for the car wash facility away from the circulation for the rest of the site and a stacking lane for the car wash includes a 12-foot wide "escape lane" to bypass the car wash. Proximity to other developed or entitled fuel sales facilities shall be examined as part of the Conditional Use Permit process to avoid clustering of uses along a corridor, intersection or neighborhood.	Vehicle fueling stations shall only be allowed in the BP district as an accessory use for the fueling of vehicles associated with the primary use. Overnight outdoor storage of material, merchandise, or equipment is only allowed within the first eight feet of the front façade as approved on the Site Plan. Refuse, trash, recyclables, and pallets must be stored in closed containers and in area screened from view at all points on any public or private property or street.

Prohibited Land Uses

Animal Production/Raising
Apartment – Attached/Detached
Aviation Fixed/Rotary Wing
Business or Trade School
Campground
Car Wash
College/University
Commercial Stables
Contractor Services
Cottage
Crop Production and Sales
Duplex
Family Home Child Care
Full Service Hotel
Game Ranch
Heavy Equipment Sales/Services
Home Enterprise
Hospital
Hotel, Extended Stay
Industrialized Housing
Industrial Services Light/Heavy
Landscape Supply & Sales/Garden Center
Large Scale Retail Sales/Service
Major Utilities
Manufactured Home
Manufactured Home Park

Medical Clinic
Neighborhood Amenity
Office Showroom
Pawn Shop
Quadplex
Research & Development
Resort Hotel
Resource Extraction – Surface/Subsurface
RV Park
Scrap and Salvage Yard
Self-storage
Single Family – Attached
Single Family – Detached
Single Family Zero Lot Line
Social Service Institution
Storage Yard
Tiny House Development
Townhouse
Transportation Facilities
Triplex
Utility Service Provider
Vehicle Gas/Fueling Station
Vehicle Sales and Rentals
Vehicle Services – Minor / Major
Warehouse and Distribution
Waste Related Services