

5-8: NC-1 NEIGHBORHOOD COMMERCIAL ZONE

F. LOCATION REQUIREMENTS

The minimum location requirements within the NC-1 zone shall be as follows:

1. Major Street Location

All individual NC-1 Neighborhood Commercial Zones shall abut and gain access from a state road, or a county road that has been designated as a major street by the Utah County Master Plan 1980 and constructed to meet the standards of that plan for a collector or arterial road.

2. Front Setback

All buildings and structures, other than certain public facilities, landscaping features and fences which meet the standards of zoning sections 3-20, 3-21 and 3-44, shall have a front setback of at least thirty (30) feet, unless a greater setback is required by zoning section 3-16.

3. Side-and Rear Setbacks

All buildings and structures, other than certain public facilities, landscaping features and fences which meet the standards of zoning sections 3-20, 3-21 and 3-44, shall have a side and rear setback of at least fourteen (14) feet from any property line unless a greater setback is required by zoning section 3-16.

4. Dwelling Separation

Each caretaker dwelling, nursing home, church with parsonage, or youth group home, shall be located at least 28 feet from any other building and at least 100 feet from gasoline pumps or storage tanks.