

# Comparison of NC and MRC-2 zoning

## Height restrictions

- **Both NC and MRC-2:** Setback 20 ft from property line;
- **NC:** Limited to 35 ft within 150 ft of residential, then limited to 52 feet within 150 feet to 300 feet of residential, otherwise limited to transitional height plane;
- **MRC-2:** 35 ft above the buildable area extending inward for 17 ft, then 52 ft within 150 ft of residential, then maximum height of 80 ft/115/150 ft per legislation.

## Development controls

- **Both MRC and NC:** Street furniture, sidewalk clear zones, supplemental zones.
- **NC:**
  - No open space required for properties with < 1 acre, but 5% open space if > 1 acre;
    - MRC-2 requires 10% open space for < 1 acre, and 20% open space if > 1 acre;
  - No lot coverage maximums compared to 85% lot coverage maximum in MRC;
  - Parking count typically more than MRC;
  - Drive-thrus are prohibited (causing non-conformity).

