

## Neighborhood Commercial (NC)

### Purpose

Neighborhood commercial districts provide needed services, amenities and community spaces to surrounding neighborhoods. Neighborhood commercial districts are characterized by small scale retail and service uses that may include mixed-use or attached housing development. They are compact, pedestrian-friendly developments that have good connections to the surrounding neighborhoods. Geared toward the convenience needs of immediately surrounding residents, neighborhood commercial districts should be located within a five to ten minute walk of residential neighborhoods. Neighborhood commercial districts are sometimes anchored by a small grocery store, specialty market or pharmacy. Other supporting uses should match the scale and intensity of the neighborhood setting, and may include small offices, restaurants or other convenience-oriented retail and services.

Neighborhood commercial districts may be developed as a discrete commercial center, or function as infill development within, or adjacent to, neighborhoods. Neighborhood commercial development should focus on pedestrian-friendly design that connects the business and amenities to their residential neighborhoods. Neighborhood commercial districts are often located near, or centered on, a civic space that defines the area, and provides a focal point for community gathering.

### Dimensions

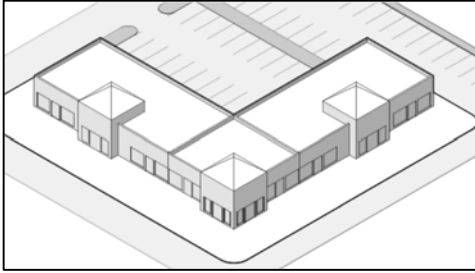
Building Types	Lot		Setbacks (ft.) [1]				Development Coverage (max.)		Max. Height (ft.)
	Lot Area (min. sq. ft.)	Max Lot Coverage (%)	Front (max.)	Side (min.)		Rear (min.)	Density (min/max)	FAR	
				Interior	Abutting Street				
<b>Attached House</b>	2,200	70	15	0	15	10	8/16	--	35
<b>Multi-Unit Dwelling</b>	4,000	70	15	0	15	10	12/24	--	75
<b>Live-Work [2]</b>	5,000	70	15	0	15	10	--	1.0	50
<b>Commercial (up to 7,000 sq. ft. total)</b>	[3]	70	0	0	15	10	--	1.0	50
<b>Mixed-Use</b>	[3]	70	0	0	15	10	--	1.0	50
<b>Office</b>	[3]	70	0	0	15	10	--	1.0	50
<b>Civic</b>	[3]	70	0	0	15	10	--	1.0	50
<b>Accessory, Residential and Civic Only</b>	--	--	Not permitted	5[3]	5[3]	5[3]	--	--	35

#### Notes:

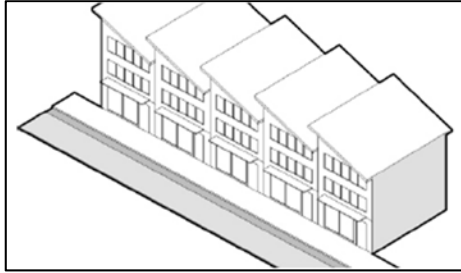
- [1] NC abutting residential shall match the side yard setbacks of the residential district and provide a 20-foot rear yard setback.  
 [2] Standards for new construction, the city may permit conversion of existing structures that do not meet these dimensional standards.  
 [3] Must meet structure size and setbacks.

1. All commercial floor space provided on a ground floor of a mixed-use building must have a minimum floor-to-ceiling height of 11 feet.
2. All commercial floor space provided on the ground floor of a mixed-use building must contain the following minimum floor area:
  - a. At least 800 sq. ft. or 25% of the buildable lot area, whichever is greater, on lots with street frontage of less than 50 feet; or
  - b. At least 20% of the buildable lot area on lots with 50 feet or more of street frontage.

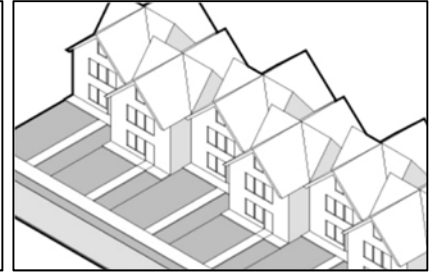
## Building Types



Neighborhood Commercial Center



Live/Work Building



Attached House

## Uses

The following is a list of the uses allowed within this district:

- Automated Teller Machine
- Barber[shop], Beauty Shop, Spa
- Bed and Breakfast Inn
- Business and Professional Office
- Child Care Center
- Civic, Social, and Fraternal Organizations
- Commercial Services, General
- Community Center
- Community Garden
- Congregate Living Facility/Senior Housing
- Cultural Institutions
- Drug-store or Pharmacy
- Dry Cleaner/Laundromat/Laundry Service Station
- Electric Vehicle Charging Station
- Family Day Care Home
- Financial Institution
- Government Offices and Facilities
- Group Day Care Home
- Home Occupation
- Live/Work Dwelling
- Loft
- Massage Establishment
- Medical and Dental Offices and Clinics
- Multi-Family Dwelling
- Nursing, Convalescent, and Rest Home
- Pet Grooming
- Pet Shop
- Plant Nursery and Greenhouse
- Public Service Facilities
- Religious Assembly
- Restaurant
- Retail, General
- School, Primary or Secondary, Public or Private
- Single-Family Dwelling, Attached (3 or more units)
- Single-Family Dwelling, Detached
- Single-Family Dwelling, Duplex
- Single-Family Dwelling, Patio Home
- Studio – Art, Fitness, Music, Dance
- Thrift Store
- Veterinarian, Indoor Only

The following is a list of the special uses allowed within this district:

- Alcohol and Drug Abuse Treatment Facility
- Athletic Area
- Cemetery and Mausoleum
- Minor Facilities/Office
- Park and Playground
- Park and Ride Lot
- Recreation Areas and Facilities
- Shelter Care Facility