

LOCAL COMMERCIAL DISTRICT, LC

Sec. 11.02.145 Purpose

The Local Commercial District, LC, is established to provide for office and retail businesses that are intended to serve the overall community, with a larger market than the immediate neighborhoods in the area. In order to accommodate the traffic generated from these businesses without negatively impacting the residential neighborhoods, these uses should be located primarily at pulse points or activity nodes where collector streets and arterial roadways intersect or at arterial roadway intersections. These uses generally serve a larger market than businesses found in a NC District; yet generally serve a local market opposed to the regional market served by uses in a GC District.

Sec. 11.02.146 Permitted uses

Any use permitted in the Neighborhood Commercial District, NC

1. Automated Teller Machines
2. Automobile parts and accessories sales
3. Bakery, retail
4. Banks (with or without drive-through facilities)
5. Consumer repair shop (including bicycles)

Consumer repair service: Use of a site for the provision of repair services to individuals or households rather than firms. This use includes bicycle shop, appliance repair shop, watch or jewelry repair shop, and musical instrument repair shop.

6. Convenience store
7. Dry cleaning and/or laundry, on-site
8. Gasoline service stations, limited

Gasoline service station, limited: A retail gasoline service station selling gas and/or diesel fuels primarily to passenger vehicles, with no automobile repair, with or without an automatic car wash.

9. Golf, amusement

Golf, amusement: Novelty golf including a nine (9) hole golf course, pitch and putt, putt-putt, and miniature golf. Putt-putt, miniature golf is played with a putter on a miniature course usually having tunnels, bridges, sharp corners, and obstacles. Does not include a driving range.

10. Food sales, general (grocery store)

Food sales, general: A retail use in which food and drink is sold primarily for off-premises consumption (grocery store, supermarket).

11. Hardware stores

12. Landscape nursery and supply store, retail
13. Laundromat
14. Liquor store
15. Drugstores
16. Personal Improvement Services

Personal improvement services: The use of a site for the provision of informational, instructional, personal improvement, and similar services of a nonprofessional nature. This use includes handicraft or hobby instruction, health or physical fitness clubs, gyms, weight loss centers, photography studios, driving schools, spas, full service beauty salons with permanent makeup and/or massage therapy, massage therapy and ear piercing.

17. Pet grooming
18. Restaurant, general

Restaurant, general: The use of a site for the preparation and retail sale of food and beverages for on-premises consumption, including the on-premise[s] sale and consumption of alcoholic beverages as an accessory use (must be less than fifty (50) percent of gross sales). This use includes diners, dinner-houses, and restaurants defined as a drive-through, fast food restaurant, or limited restaurant, and excludes a business offering only hors d'oeuvres or desserts.

19. Rental libraries for sound and video recordings
20. Retail stores, See. [11.02.152D](#)

Retail store: An establishment that sells merchandise in small quantities directly to the ultimate consumer.

21. Veterinary Services, [Sec. 11.02.152E](#)

Sec. 11.02.147 Height regulations

Forty five (45) feet is the maximum height for all buildings.

No portion of a building within 100 feet of the property line of a single-family residential use district shall exceed thirty-five (35) feet in height.

Sec. 11.02.148 Setback regulations

Front Setback. 25 feet

Side Setback at street. 25 feet

Side Setback. 12 feet

Side Setback–adjacent to single-family. 20 feet

Rear Setback at street. 25 feet

Rear Setback. 5 feet

Rear Setback –adjacent to single-family. 20 feet

Sec. 11.02.149 Lot regulations

Minimum Lot size. 15,000 square feet

Minimum Lot Width. 100 feet

Minimum Lot Depth. 150 feet

Sec. 11.02.150 Off-street parking regulations

Sec. 11.02.151 Building regulations

A. Each exterior wall area of a site built in this district shall have a minimum of fifty (50) percent masonry construction exclusive of doors and windows. No metal panels with factory applied coatings shall be used for exterior walls.

The percentage masonry requirement may be reduced on individual walls if the following criteria are met:

1. The wall face(s) where the reduction is being applied is not visible from any adjacent public ways,
2. The overall building meets the percentage masonry required by the district plus ten (10) percent, and
3. The wall(s) with the reduced masonry provide one or a combination of architectural elements listed below:
 - a. At least 50 percent of the length of the exterior wall(s) shall be covered by awnings that have a minimum depth of ten (10) feet, or
 - b. At least 50 percent of the length of the exterior wall(s) shall be covered by windows, columns, trellises or arbors that are mounted to the exterior wall of the building a minimum of twelve (12) feet and not to exceed twenty (20) feet in height.
4. Example: (Wall 1 = 40%; Wall 2 = 50%; Wall 3 = 50%; Wall 4 = 70%)/4 = Total exterior wall area of 60%.

B. No building shall contain an exterior wall that exceeds one hundred (100) feet in length, unless one or more of the architectural elements listed below is used to bring the building to a pedestrian scale. These standards shall be applied separately for each building face of each floor or building level. At least seventy-five (75) percent of the length of the exterior wall shall be covered by one or a combination of the following elements:

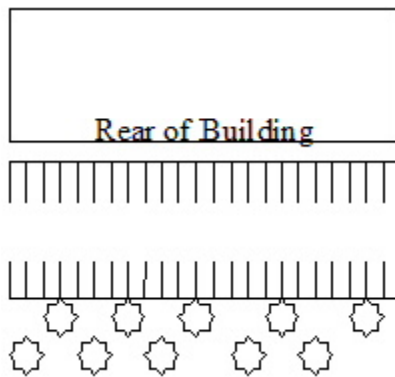
1. Awnings
2. Windows
3. Columns
4. Trellises

5. Arbors, mounted to the exterior wall of the building with a minimum height of 12 feet and a maximum height of 20 feet
6. Canopies
7. Integrated planters or wing walls that incorporate a sitting area

All nonresidential buildings must be architecturally finished on all four sides except the rear if:

1. The rear does not face a public right-of-way; and
2. Landscaping buffer yard, a minimum width of 20', is provided and landscaped as described in Section [14.07.006\(a\[b\]\)\(9\)\(A\)\(i\) and \(iii\)](#) on the perimeter behind the building. Parking may be provided between the building and the buffer yard but may not exceed one aisle.

Example:



- C. Awnings and canopies may be made of sheet metal, or canvas membrane. Plastic or vinyl is not permitted.
- D. Mirrored glass is not permitted.

Sec. 11.02.152 Regulations specific to the district

- A. A permanent structure with indoor facilities that include offices, restroom facilities, etc. to comply with all building code regulations is required.
- B. Permitted uses shall be located on an arterial roadway or at the intersection of an arterial roadway and a collector street.
- C. Bakeries not to exceed five thousand (5,000) square feet of building space.
- D. Retail stores not to exceed 35,000 square feet of building space.
- E. Veterinary Services in this district are limited to indoor facilities only in this district.
- F. Displays and merchandise shall be fully contained and displayed within the building, except outdoor display limited to no more than ten (10) percent of the area of the ground floor of the building; except for a florist, garden shop, or landscape nursery where live vegetation and landscape materials may be kept outdoors. (See, Outdoor display.)

Outdoor display of merchandise: The orderly placement of sample merchandise or goods that are for sale or lease. Such display cannot interfere with pedestrian walkways, required parking, or driving aisles.

EXAMPLE ONLY/DRAFT