

NEIGHBORHOOD COMMERCIAL DISTRICT, NC

Sec. 11.02.129 Purpose

The Neighborhood Commercial District, NC, is established to provide for various types of small retail, business, and service uses to be located adjacent to residential areas with a positive impact. Permitted uses in this district are more compatible with adjacent residential areas by having limited hours of operation, small building scale, and architectural and landscape features that are consistent with residential style. This district is intended to allow for limited, nonresidential land uses that provide for a smooth transition to and from the area to preserve the integrity of the residential neighborhood. The NC District provided [provides] shopping and retail services that are generally compatible near or adjacent to residential neighborhoods, allowing access to services by pedestrians and bicycles.

Sec. 11.02.130 Permitted uses

Any use permitted in Neighborhood Office District

1. Art galleries with retail sales
2. Bed and Breakfast
3. Community center
4. Day care center, adult

Day care center, adult: A facility that provides services under an Adult Day Care Program on a daily or regular basis, but not overnight, to four (4) or more elderly or handicapped persons who are not related by blood, marriage or adoption to the owner of the facility. Adult Day Care Centers must be licensed by the Texas Department of Human Services.

5. Day care center, child

Day care center, child: A commercial institution or place designed for the care of four (4) or more children during the hours of 6:00 a.m. and 10:00 p.m. The term "day care center" shall not include overnight lodging, medical treatment, counseling, or rehabilitative services and does not apply to any school. The use is subject to registration with the Texas Department of Protective and Regulatory Services.

6. Food sales, limited

Food sales, limited: An incidental or secondary use, limited to the sale of coffees, teas, ices, soft drinks, ice cream products, smoothies, snow cones, candy, and bakery goods. No grilling, broiling, stovetop frying, or deep fat frying shall be permitted with this use.

7. Instant print copy services
8. Movie and music rentals, sales
9. Personal services, general

Personal services, general: The use of a site for the provision of periodically needed services of a personal nature. This use includes beauty and/or barber shops, hairdressers, manicurists, seamstress or tailor services, shoe repair shops, and dry cleaning and/or laundering drop-off/pick-up station services.

10. Research and development activities (as it pertains to software only), Sec. 11.12.135C [[11.02.135C.](#)]

Research and development activities: Research of an industrial or scientific nature. Uses include, but are not limited to; electronics research laboratories, space research or development firms, and pharmaceutical research labs, and includes product testing under strict compliance with all applicable regulations, regulations, and restrictions.

11. Retail gift store

Retail gift store: A retail gift store is a small specialty retail store consisting of three thousand (3,000) square feet or less providing convenience goods to patrons. Such goods consist of candy, personal items, books, antiques, cut flowers, and similar small gifts.

12. Studios/art studio, dance, music, drama, gymnastics, photography, interior design

13. Software sales, computer hardware sales

14. Vocational or trade school

15. 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.

Sec. 11.02.131 Height regulations

Thirty five (35) feet is the maximum height for all buildings.

Sec. 11.02.132 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. 11.02.133 Lot regulations

Minimum Lot size. 8,000 square feet

Minimum Lot Width. 80 feet

Minimum Lot Depth. 100 feet

Sec. 11.02.134 Off-street parking regulations

Sec. 11.02.135 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 wall area of 60%.
- B. No building shall contain a single contiguous exterior wall that exceeds one hundred (100) feet in length.
- C. Companies involved in research, development, and testing of software shall not exceed 3000 sq. ft. of building space.
- D. Awnings and canopies may be made of sheet metal or canvas membrane. Plastic or vinyl awnings are not permitted.
- E. All ground floor building faces shall utilize the same or similar store front and architectural treatments on all sides.
- F. Pitched roofs shall be required on all buildings in this district, with the slope at a minimum ratio of 4:12.
- G. Window and door fenestration glazed openings shall account for at least twenty-five (25) percent of the overall wall surface on walls fronting a public street. Mirrored glass is not permitted. These standards shall be applied separately for each building face of each floor or building level.

Sec. 11.02.136 Regulations specific to this district

- A. All merchandise shall be fully contained and displayed within the building or enclosure approved for such use, except for a florist or garden shop where live vegetation may be kept outdoors.
- B. No drive-through facilities or walk-up facilities shall be permitted.

- C. Permitted uses, with exception of parks and playgrounds, shall only be located on a collector or arterial street.
- D. All retail uses shall be confined to the ground floor, and each retail shop shall be limited to a maximum floor area of three thousand (3,000) square feet.
- E. Specifically, all uses shall operate only during the hours below:
 - 1. Hours open to the public shall be limited to between the hours of 7:00 a.m. and 10:00 p.m.
 - a. Permitted uses in Neighborhood Office and Neighborhood Commercial shall comply with this section only in respect to the office, reception areas, and other areas open to the public.
 - 2. Hours for deliveries, trash and recycling pickups. Hours for deliveries, trash and recycling pick-up shall be limited to between the hours of 7:00 a.m. and 7:00 p.m.

EXAMPLE ONLY/DRAFT