

Neighborhood Commercial District, NC

Purpose

The Neighborhood Commercial district is to provide for various types of small scale, limited impact commercial, retail, personal services, and office uses located in close proximity to their primary customers. The uses of the Neighborhood Commercial District shall be designed in a way so as to be operated completely compatible to and harmonious with the character of surrounding residential areas.

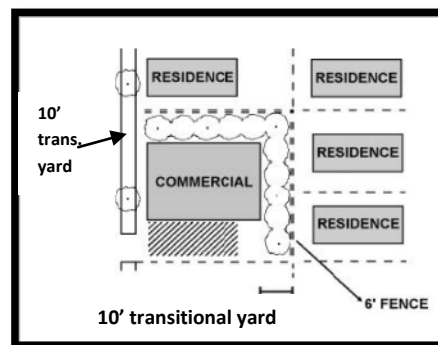
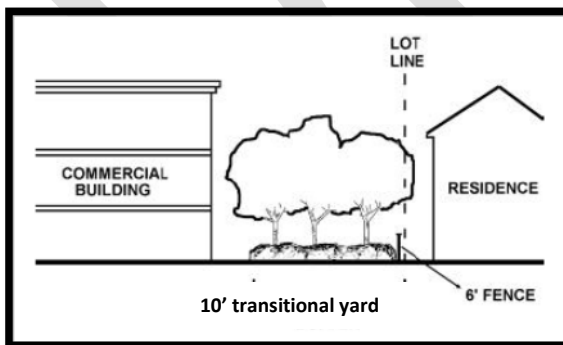
Building Placement:

Front Setback** (min. feet)	Side Setback (min. feet)	Side Setback to Residential district (min. feet)	Corner lot- side setback	Rear Setback* (min. feet)	Lot Width (min. feet)	Max. Height
20'	5	10'	15'	20	50	2 stories

**When the rear or side lot line abuts a single family residential zoned lot or a lot used for a single family residence the rear/side setback shall consist of the following transitional yards:*

- A 10-foot wide planting area consisting of 2 evergreen trees and 8 evergreen shrubs per 50' linear feet of lot width.
- 6 foot privacy fence

*** In already developed areas where adjacent lots have front yard setbacks less than 20 feet an administrative special exception maybe granted to allow for a setback consistent with the median setback along a block face.*



Design

- Primary entrances shall face the public street.
- The exterior walls shall be constructed of 100 percent stone, brick, masonry, stucco, masonry veneer, or similar granular product excluding doorways and windows. All walls must include materials and design characteristics consistent with those on the front.

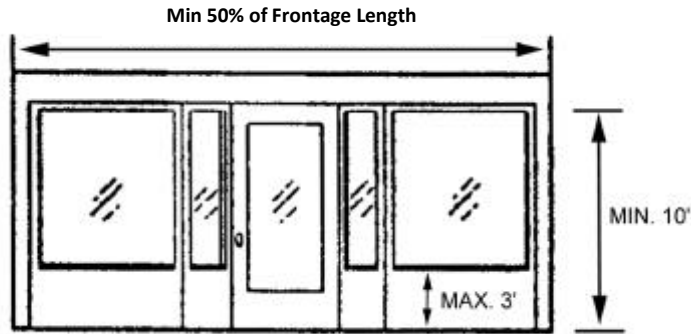


Sides of buildings use the same material as the front. While the front elevation of buildings will inherently have more visual interest the side and rear elevations should generally incorporate the same design standards that apply to the front elevation.

The image to the right shows a blank building wall easily visible from the street. This building design DOES NOT meet the requirement for four sided design.



- Windows or doors of clear or lightly tinted glass (no high glare glass) shall comprise at least fifty percent (50%) of the frontage length measured between three (3) feet and ten (10) feet above grade for retail buildings and shall comprise at least 30% of the frontage length for non-retail based buildings. Windows shall be distributed in a more or less even manner



- For new non-residential development all buildings shall incorporate at least four of the following buildings elements:
 - Awnings
 - Pillars
 - Canopies
 - Alcoves
 - Recessed entries
 - Ornamental cornices (other than colored stripes or bands alone)
 - Pillar posts
- Exterior walls cannot have a blank uninterrupted length greater than 30 feet, without including two or more features:
 - Change in plane
 - Change in texture or masonry pattern
 - Windows
 - Other equivalent that subdivide the wall into a human scale

Site Standards

The site development regulations for uses in the NC district are as follows:

Landscaping

- Street Trees shall be planted a minimum of 30 feet on center. A minimum of 25% of the lot area shall be devoted to landscaping (all landscaping shall consist of drought tolerant plants). 50% of the required landscaping shall be located in front of the primary building.

Sidewalks

- Paved sidewalks, driveways and parking areas are required. The sidewalks and pedestrian walkways must be constructed of brick, pavers, or concrete with an exposed broom finish, and connect to the adjacent property having a common frontage.

Screening

- Screening of loading, trash, recycling and storage facilities is required. All trash and recycling receptacles shall be stored behind the host building. The materials used for screening must be compatible with the materials used on the host building.

Parking

All on-site parking shall be setback at least 10 feet from the front building line (corner lots shall adhere to this requirement on both street frontages). Curb cuts for parking areas shall not exceed 25 feet in width.

Detention Facilities

Detention and water quality ponds shall utilize earthen berms and be designed with a curvilinear contoured shape. Any structural stabilization shall be limited to the use of native stone (except for outlet structure) and shall be limited to not more than 30% of the perimeter of the pond and shall be seamlessly integrated with landscape.

Lighting

Site lighting shall be shielded so that light sources are not visible from the public right-of-way or from adjacent residential zoned or used property. Lighting pole standards shall not exceed a height of 12 feet.



Use Pedestrian Oriented Lighting



Not automobile oriented lighting

Fencing

Any fencing in front, or to the side of on corner lots, shall not exceed a height of 3 feet and any solid fencing material shall not exceed a height of 2 feet. No chain link, sheet metal, plastic, vinyl, barbed wire or horizontal metal pipe larger than 2 inches in diameter shall be used. If adjacent to a single family zoned property or a property used as a single family residence a 6' privacy fence shall be required.

Use

The Neighborhood Commercial zoning district shall allow professional offices and small businesses serving neighborhood community needs. The following uses shall be permitted:

- Second floor multi-family shall be permitted by right regardless of base zoning
- Lodging up to 12 rooms
- Bed and Breakfast up to 5 rooms
- Retail
- Restaurant w/o drive-thru
- Religious Assembly
- Art Gallery
- Dance Studios
- Child Care Center (outdoor playground allowed)
- Fire/Police Station
- Professional Office
- Barber/Beauty Shop
- Convenience/ Grocery Store w/o fuel sales
- Nursing/Retirement Homes
- Veterinarian-without outdoor boarding
- Health and Fitness Center
- Financial Institution- w/o drive-thru banking

Special Standards

Parcels shall not be aggregated to a size of 1 acre or greater.

Size of Building: First Floors are limited to a maximum of 10,000 square feet.

Permanent outdoor storage shall not be allowed. Outdoor dining shall be allowed. Limited Outdoor Display shall be allowed with no more than 10% of the lot area to be used for merchandise (merchandise shall not be left outside overnight). Outdoor displays shall not be allowed in any required off-street parking spaces.

Establishments located on property that are within 300 feet of any property zoned or used for a residential use established may not to be open to the general public before 6:00 a.m. and must be closed to the general public by 10:00 p.m.

DRAFT