

TITLE 10
CHAPTER 14

NEIGHBORHOOD COMMERCIAL DISTRICT (NC)

SECTION:

- 10-14-1: Purpose
- 10-14-2: Permitted Buildings and Uses
- 10-14-3: Buildings and Uses Permitted Conditionally
- 10-14-4: Lot and Yard Provisions
- 10-14-5: Site Development Provisions

10-14-1: PURPOSE: The Neighborhood Commercial District is intended to enhance the livability of residential areas by providing for small neighborhood businesses to serve the frequently recurring needs of residents. In general, Neighborhood Commercial is intended to be a small scale, neighborhood shopping center with more than one business, although a single, multi-purpose convenience store would also qualify. Neighborhood Commercial is not intended to be combined with a residence or to be located in a converted residence or garage.

10-14-2: PERMITTED BUILDINGS AND USES: Accessory buildings and uses normal and incidental to the buildings and uses permitted in this Chapter.

Banks

Barber shops

Beauty shops

Day nurseries

Drug Stores

Grocery stores or markets

Restaurants (except drive-ins or walk-ups)

Small specialty stores (such as florist or bicycle shops)

Variety stores

10-14-3: BUILDINGS AND USES PERMITTED CONDITIONALLY: The Planning Commission, subject to the procedures and conditions set forth in Chapter 4 of this Title, may grant a conditional use permit for other buildings and uses determined to be similar to those permitted outright and which do not have a different or more detrimental effect upon the adjoining areas than those buildings and uses specifically permitted.

10-14-4: LOT AND YARD PROVISIONS:

- A. Minimum Lot Dimensions: The minimum lot width shall be one hundred feet (100').
- B. Minimum Lot Area: The minimum lot area shall be twelve thousand (12,000) square feet.
- C. Yard Regulations:
 - 1. Front yards and street side yards shall be a minimum of twenty feet (20').
 - 2. Side yards and rear yards abutting a residential district shall be fifteen feet (15').

10-14-5: SITE AND DEVELOPMENT PROVISIONS:

- A. Visual Barrier: A fence, wall, hedge, natural vegetation or landscape planting may be required by the City. Such a barrier must include a vision clearance area for driveways to promote vehicle safety. Guidelines (not intended to limit optional solutions) for such a visual barrier are listed below:
 - 1. At least thirty inches (30") high along entire street frontage except at points of ingress and egress.
 - 2. In the absence of native vegetation on the site, a solid fence should be installed along with the planting of a vegetative screen along side or near property lines abutting a residential district.
- B. Parking: Shall be in accordance with Chapter 3 of this Title.
- C. Signs: Shall be in accordance with Title 10, Chapter 26 of this Code, and amendments thereto.
- D. Appeal: Shall be in accordance with Section 10-1-1-7 of this Title.
- E. Height Limitations: The maximum building or structural height shall be twenty eight feet (28').
- F. Vision Clearance: Refer to Section 10-1-4 and 10-2-15 of this Title for definitions, and requirements. (Ord. 26, 2008)
- G. General Provisions:
 - 1. Yards and open areas shall not be used for the storage, display or sale of used building materials, scrap or salvage.
 - 2. Any use allowed must not cause unreasonable odor, dust, smoke, noise, vibration or appearance. (Ord. 669, 5-17-82).

Amended by Ordinance No. 15, Series 1988
Section 10-14-5 C, D, F - Amended by Ordinance No. 26, Series 2008