

NC

PERMITTED USES

Neighborhood Commercial	Principal Uses		Special Use Permit
<p>The Neighborhood Commercial District is intended to allow for the location of enterprises that mainly serve the immediate surrounding residential area and that provide a scale and character that are compatible with residential buildings. It is expected that most customers would reach the businesses by walking or bicycling, rather than driving</p>	<ol style="list-style-type: none"> 1. Retail. 2. Personal services. 3. Commercial and professional office. 4. Medical/dental. 5. Day care. 6. Residential (above the ground floor only). 7. Parks. 		<ol style="list-style-type: none"> 1. Religious institutions. 2. Schools.
	Specifically Prohibited Uses	Accessory Uses	
	<ol style="list-style-type: none"> 1. Industrial. 2. Warehouses. 3. Outdoor storage or display of goods, other than plants. 4. Mini-storage. 5. Sales, repair or maintenance of vehicles, boats, or equipment. 6. Gasoline service stations. 7. Detention facilities. 8. Commercial Parking. <p>In addition to the uses listed above, any other uses that the Planning Director determines is not in conformity with the purpose and intent of the district are prohibited. The decision of the Planning Director may be appealed by following the administrative appeal procedure found in Municipal Code</p>	<ol style="list-style-type: none"> 1. carport, garage, and storage structures (attached or detached) 2. private recreation facility (enclosed or unenclosed) 3. management office 4. outside storage when incidental to the principle use 5. open areas and swimming pools 6. temporary construction yard 7. temporary real estate office 8. apartment for resident caretaker 	

BASIC DEVELOPMENT STANDARDS

Maximum Height	Floor Area Requirements	Setbacks	Limited Hours of Operation
<p>All Uses 32 feet (2 1/2 stories) An additional story may be permitted on hillside lots that slope down from the street. (see Sec. 17.06.330)</p>	<p>Maximum Floor Area Ratio: The floor area ratio (FAR) for non-residential uses in a NC District is 1.0 with a total FAR of 1.5 when a ground floor permitted use is combined with a second level residential unit.</p> <p>Maximum Floor Area: Retail Uses: The maximum floor area shall not exceed 4,000 square All other non-residential uses shall not exceed 8,000 square feet</p>	<p>Setbacks from Residential Districts: All uses in a NC District that are adjacent to a residential zoning district must have a minimum 8 inches of horizontal distance for every foot of building height. Extensions into these yards are permitted in accordance with Sec. 17.06.495</p>	<p>Non-residential uses may only be open for business between the hours of 6am and 10pm</p>
Landscaping	Fences	Design Standards	
<p>Landscaping including street trees is required for all uses in this district. See Planning Department for details.</p> <p>Screening from Residential Districts: Any use within a NC District that is adjacent to a Residential District must have a 10 foot wide (minimum) planting strip containing evergreen trees along the area bordering the two districts. The trees must be at least 15 feet tall at time of planting and be planted no more than 25 feet</p> <p>Each use in a NC District must plant one tree for every 8 surface parking stalls. The trees shall be at least 15 feet tall at time of planting.</p>	<p>front yard area: 4 feet side & rear yard area: 6 feet All fences must be on or within the property lines.</p> <p>Fences within the buildable area may be as high as the height limit for principal use.</p>	<p>The following design standards shall apply to all uses within a NC District:</p> <p>A. At least 50% of any first floor wall facing an arterial street must be glass.</p> <p>B. If the building does not abut the sidewalk, there must be a walkway between the sidewalk and the primary entrance. Note: As a general rule a 5 or 8-foot sidewalk is required on street frontages See the Engineering Department for details</p> <p>C. Surface parking should be located to the rear or to the side of the principal building.</p> <p>D. Trash areas must be completely enclosed by a structure constructed of materials similar to the principal building. Dumpsters must have rubber lids.</p> <p>E. Buildings must be designed with a residential character, including elements such as pitched roofs, lap siding, and wide window trim.</p> <p>F. Lighting greater than 1 footcandle is prohibited. All lighting fixtures shall be a "cut-off" design to prevent spillover.</p>	
	Parking		
	<p>Non-Residential Uses Non-residential uses must provide at least 3 parking stalls per 1000 square feet of floor area.</p> <p>Permitted Residential Uses: Permitted residential uses must provide 1.5 stalls per dwelling unit.</p>		