

17.04.310: NC Neighborhood Commercial

- A. Scope: The following regulations shall apply to the NC neighborhood commercial zones. No new building or structure shall be erected, or parcel developed in an NC zone unless in conformance with the provisions identified herein.
- B. Purpose: The NC neighborhood commercial zones are intended to provide small and medium scale commercial development, where the floor area occupied by any one use, or combined floor area of principal and accessory uses is less than seventy five thousand (75,000) square feet in floor area. Office, service, institutional and commercial uses in this district shall provide for the day to day needs of residential areas.
- C. Height, Lot And Setback Requirements:

Minimum lot size	5,000	square feet
Minimum lot width	50	feet
Minimum lot depth	100	feet
Maximum building height	32	feet

MINIMUM BUILDING SETBACKS

Use	Front	Side	Rear	Street Side
Principal and accessory structures	15 feet	0 feet ¹	15 feet ¹	15 feet

Note:

¹20 feet when adjacent to residential uses.

D. Permissive Uses:

Accessory uses customarily incidental thereto, providing they are not closer than ten feet (10') to any main building on the same or adjoining lot.

Adult daycare facility.

Antique sales.

Art gallery/studio.

Bakery.

Bank.

Barber and beauty shops.

Bed and breakfast inns.

Childcare facilities, provided such uses comply with the requirements set forth in article V of this chapter.

Churches, temples, mosques and related facilities and accessory uses.

Convenience store.

Dog grooming.

Greenhouses and nurseries.

Grooming facility.

Kennel, commercial (indoor only).

Kennels.

Laundry and dry cleaning pick up and drop off.

Ministorage facilities with or without a caretaker's residence.

Office.

On premises advertising in connection with uses set forth in this section shall be subject to requirements of article VI of this chapter; however in no instance shall an on premises sign be permitted as a principal use.

Park and ride temporary facilities (not to exceed 50 stalls).

Pet store.

Print shop.

Printing and desktop publishing shops.

Professional services (doctors, realtors, attorneys, etc.).

Public or private recreation areas including campgrounds.

Public or private schools.

Public, quasi-public and institutional uses.

Restaurants, including fast food and drive-in establishments. Alcoholic drinks may be sold under a license for sale of beer, wine and spirits.

Retail sales (food, merchandise, hardware, etc.).

Supermarket, grocery store.

Veterinary facility (small animal).

Veterinary hospitals.

E. Uses Subject To A Conditional Use Permit: The following are subject to a conditional use permit as provided for in articles V and VIII of this chapter:

Auction houses, indoor.

Body art.

Fuel dispensing facility.

Funeral and interment services.

Liquor sales establishments (classes I, II and III).

Recreational vehicle park (subject to article VI of this chapter).

F. Uses Not Listed As Permissive Or Conditional: In those instances where a requested use is not listed above, the zoning administrator may determine whether the requested use meets the purpose and intent of the district, and is similar to other uses allowed in the district, as permitted uses, special uses or accessory uses. In those instances where the applicant disagrees with the director's determination, the applicant may appeal the decision to the planning commission. (Ord. 379, 2009: Ord. 354, 2008: Ord. 346, 2007: Ord. 311, 2006: Ord. 285, 2004)