

## D. Neighborhood Commercial (NC) District

<h1 style="font-size: 2em; margin: 0;">NC</h1> <h2 style="font-size: 1.5em; margin: 0;">Neighborhood Commercial</h2>	Dimensional Standards		
	Number of Dwelling Units per Lot, max.	live/work: N/A	
	Lot Size per Unit, min. (square feet)	N/A	
	Net Density, max. (units/acre)	N/A	
	Lot Coverage, max. (% of lot area)	N/A	
	Purpose	Lot Width, min. (feet)	N/A
	<p>The NC district is established and intended to accommodate small-scale, low-intensity, and "convenience" retail and service uses that provide goods and services serving the residents of the immediately surrounding neighborhood (e.g., personal service uses, small restaurants, and limited retail). Development in the district should not include uses of a size that is out of scale with a residential neighborhood, or that attracts traffic from outside the surrounding neighborhood. Individual nonresidential uses shall not exceed 10,000 square feet (including any outdoor use area). Live work units arranged above nonresidential units are encouraged. The district is subject to standards intended to ensure development is consistent with the neighborhood scale and compatible with surrounding uses.</p>	Front Setback, min. (feet)	25;
		Corner Side Setback, min. (feet)	
		Rear Setback, min. (feet)	As required per buffering
		Side Setback, min. (feet)	As required per buffering
Accessory Use Setback, min. (feet)		5 feet/or as required per buffering (prohibited in front or corner side setbacks)	
Spacing Between Buildings, min. (feet)		10 feet/or as required per buffering unless the buildings are attached by a party wall	
Height, max. (feet)	35; 40 for mixed uses		
	Non Residential, max (square feet)	10,000	

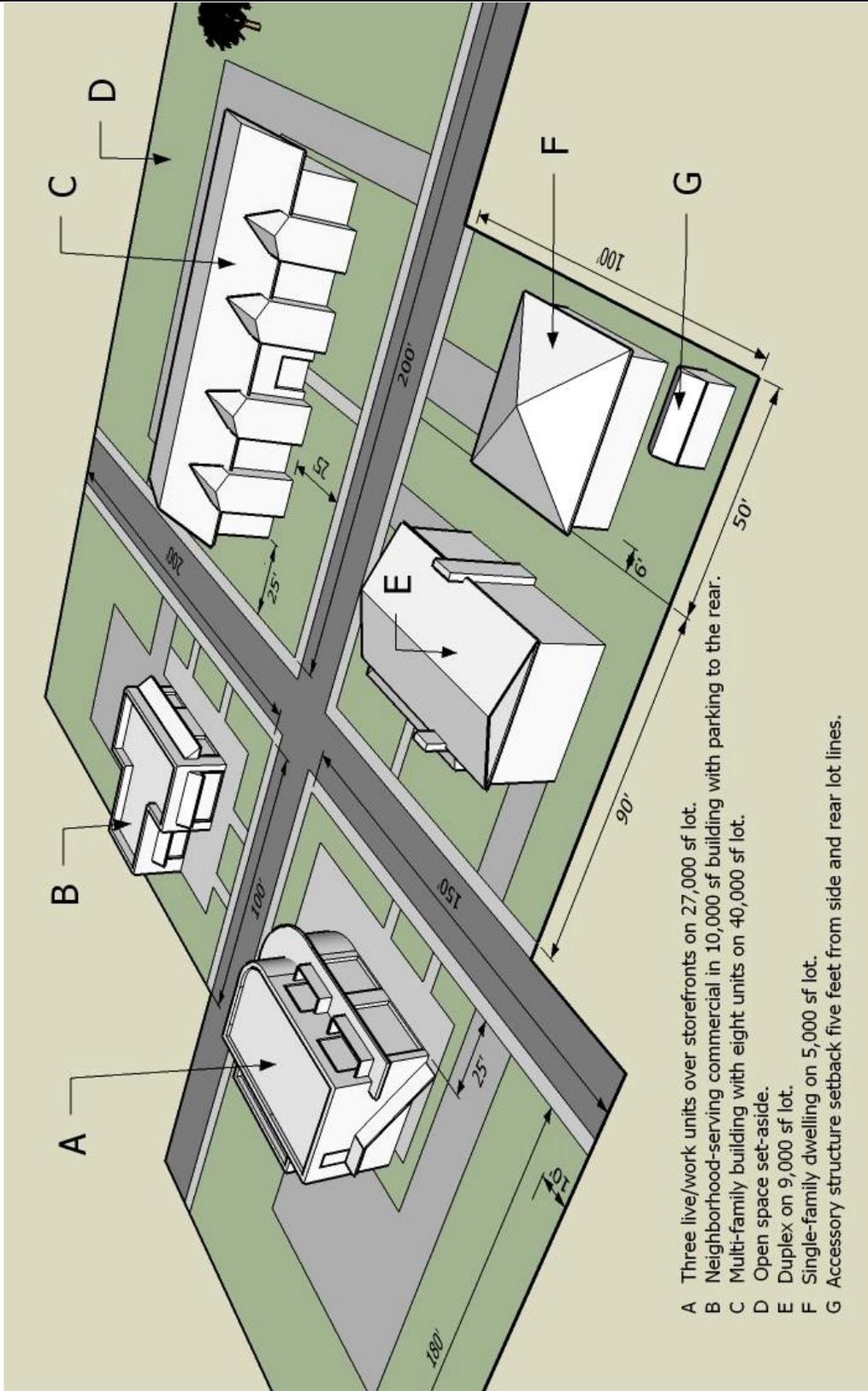
NC Typical Building Form	NC Typical Lot Pattern
	
	

**Article 3: Zoning districts**

SECTION 3.6: Nonresidential and Mixed Use Zoning Districts

Subsection D: Neighborhood Commercial (NC) District

**NC Typical Lot Configuration**



- A Three live/work units over storefronts on 27,000 sf lot.
- B Neighborhood-serving commercial in 10,000 sf building with parking to the rear.
- C Multi-family building with eight units on 40,000 sf lot.
- D Open space set-aside.
- E Duplex on 9,000 sf lot.
- F Single-family dwelling on 5,000 sf lot.
- G Accessory structure setback five feet from side and rear lot lines.