

Sec. 94-30. - Neighborhood Commercial (NC).

(a) *Purpose.*

- (1) Neighborhood Commercial Districts provide needed services, amenities and community spaces to surrounding neighborhoods. Neighborhood Commercial Districts are characterized by small scale retail and service uses that may include mixed-use or attached housing development. They are compact, pedestrian-friendly developments that have good connections to the surrounding neighborhoods. Geared toward the convenience needs of immediately surrounding residents, Neighborhood Commercial Districts should be located within a five to ten minute walk of residential neighborhoods. Neighborhood Commercial Districts are sometimes anchored by a small grocery store, specialty market or pharmacy. Other supporting uses should match the scale and intensity of the neighborhood setting, and may include small offices, restaurants or other convenience-oriented retail and services.
- (2) Neighborhood Commercial Districts may be developed as a discrete commercial center, or function as infill development within, or adjacent to, neighborhoods. Neighborhood Commercial development should focus on pedestrian-friendly design that connects the business and amenities to their residential neighborhoods. Neighborhood Commercial Districts are often located near, or centered on, a civic space that defines the area, and provides a focal point for community gathering.

(b) *Uses.* All uses in the NC District shall conform to Table 94-45.1, Permitted Uses.

- (1) Residential uses are encouraged in the development, but are not permitted on the ground floor of a vertical mixed-use structure.

(c) *Dimensions.* Development in the NC District shall conform to the following dimensional standards:

Table 94-30.1 NC Dimensional Standards

Building Types	Lot		Setbacks (ft.)[1]				Development Coverage (max.)		Max. Height (ft.)
	Lot Area (min. sq. ft.)	Max Lot Coverage (%)	Front (max.)	Side (min)		Rear (min.)	Density (min/max)	FAR	
				Interior	Abutting Street				
Attached House	2,200	70	15	0	15	10	8/16	—	35
Multi-Unit Dwelling	4,000	70	15	0	15	10	12/24	—	75
Live-Work [2]	5,000	70	15	0	15	10	—	1.0	50
Commercial (up to 7,000 sq. ft. total)	[3]	70	0	0	15	10	—	1.0	50

Mixed-Use	[3]	70	0	0	15	10	—	1.0	50
Office	[3]	70	0	0	15	10	—	1.0	50
Civic	[3]	70	0	0	15	10	—	1.0	50
Accessory, Residential and Civic Only	—	—	Not permitted	5[3]	5[3]	5[3]	—	—	35
Notes:	[1] NC abutting residential shall match the side yard setbacks of the residential district and provide a 20-foot rear yard setback. [2] Standards for new construction, the city may permit conversion of existing structures that do not meet these dimensional standards. [3] Must meet structure size and setbacks.								

Floor-to-ceiling heights and floor area of ground floor space.

- (1) All commercial floor space provided on a ground floor of a mixed-use building must have a minimum floor-to-ceiling height of 11 feet.
- (2) All commercial floor space provided on the ground floor of a mixed-use building must contain the following minimum floor area:
 - a. At least 800 square feet or 25 percent of the buildable lot area, whichever is greater, on lots with street frontage of less than 50 feet; or
 - b. At least 20 percent of the buildable lot area on lots with 50 feet or more of street frontage.

Parking for mixed-use and nonresidential structures shall be located within either side or rear yard.

(Ord. No. [2016-0193](#), § 2, 12-13-2016)