
Sec. 94-144. - Neighborhood commercial (NC) district.

Development standards for the neighborhood commercial (NC) district shall be as follows:

1. Minimum lot dimensions:
 - a. Lot area: 5,000 square feet.
 - b. Lot width: 50 feet.
2. Minimum setbacks:
 - a. Front: five feet.
 - b. Corner: five feet.
 - c. Side: five feet, or 15 feet when abutting a residential zoning district.
 - d. Rear: five feet, or 15 feet when abutting a residential zoning district.
3. Maximum lot coverage by buildings: 60 percent.
4. Maximum lot coverage by impermeable surface: 85 percent.
5. Minimum required open space and landscape areas for nonresidential uses:
 - a. Minimum required open space area: 40 percent.
 - b. Minimum required landscape area: 15 percent.
6. Maximum building height: 30 feet.
7. Minimum building separation: Zero feet or not less than ten feet.
8. Maximum floor area ratio:
 - a. 0.75 with a commercial (C) future land use designation.
 - b. 0.75 for a planned development with a commercial (C) future land use designation.
 - c. 0.75 with a commercial east (CE) future land use designation.
 - d. 0.75 for a planned development with a commercial east (CE) future land use designation.
9. Maximum density: 20 dwelling units per acre and are only permitted if the corresponding future land use designation is commercial east (CE).
10. Buildings or projects located on parcels with a commercial east (CE) future land use designation may develop either entirely with nonresidential uses, or as a mixed-use building or multiple-use project containing both nonresidential and residential uses. Projects shall not be developed entirely with residential uses.
11. Projects may be constructed up to the maximum nonresidential square footage allowed by the floor area ratio (FAR) and the maximum number of units allowed by the residential density. All nonresidential square footages shall be accounted for within the maximum allowed FAR. For the purposes of this section, FAR includes air-conditioned or fully enclosed storage spaces, enclosed areas on the rooftop such as bathrooms and lobbies, stairs and elevator areas, and external unenclosed circulation areas. The FAR calculation shall not include parking areas; unenclosed colonnades, porches and balconies; mechanical and electrical spaces; trash rooms; and storage spaces without windows and enclosed by surfaces that allow for natural ventilation or outside air circulation. The floor area shall be measured from the outside face of exterior walls.
12. More than 50 percent of the first floor of mixed-use buildings shall be used for nonresidential uses.

(Code 1979, § 33-64; Ord. No. 4449-13, § 10, 3-19-2013)

Cross reference— Businesses and business regulations, ch. 22.