

**Chapter 19.37
NC – NEIGHBORHOOD
COMMERCIAL ZONE**

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19.37.010 Purpose.

The NC zone is intended to protect and enhance neighborhood commercial areas by promoting the concentration of businesses that provide convenience goods and services used frequently by local residents. This zone provides for a scale and character of development that is consistent with pedestrian-orientation and which tends to attract and promote a walk-in clientele. Development within this zone should maximize human scale elements while providing a sensitive transition between these uses and neighboring residences, including the provision of adequate and properly-sited parking facilities. Additionally, the NC zone encourages residential mixed use to further enhance the transition between neighborhood commercial and adjacent residential uses, consistent with the goals, objectives and policies of the city's general plan.

19.37.020. Permitted uses.

There are no permitted uses in the NC zone.

19.37.030. Conditional uses.

Conditional uses in the NC zone are as follows:

A. Mixed residential housing as defined in this chapter, provided that the mix of uses is consistent with permitted and conditional uses in this chapter;

B. Bed and breakfast;

C. Commercial recreation;

D. Reception center;

E. Convenience store;

F. Grocery store, foodstuffs, retailing, or delicatessen with a maximum gross floor area of no more than 7,500 square feet on any one floor and 15,000 gross occupiable square feet;

G. Convenience store/fast food combination without gasoline;

H. Medical, optical, dental offices and clinics for health professionals, with the exception of after-hours care, overnight care or traditional medical retail stores, with a maximum gross floor area of no more than 7,500 square feet on any one floor and 15,000 gross occupiable square feet;

I. Administrative, general or professional offices containing no more than 7,500 square feet on any one floor and 15,000 gross occupiable square feet;

J. Studios for an artist, designer, writer, photographer, sculptor or musician;

K. Restaurant;

L. Retail commercial;

M. Churches;

N. Home occupations;

O. Home pre-schools;

P. Child day-care/preschool;

Q. Parks, playgrounds or community recreation;

R. Planned unit development;

S. Public and private utility buildings or facilities;

T. Residential facilities for elderly persons;

U. Child or adult day care facilities;

V. Schools;

W. Live/work spaces;

X. Class D private clubs; and

Y. Retail/small commercial.

19.37.040 Mixed-use building.

A. A mixed-use building is a single building containing more than one type of land use, or a single development of more than one building and use, where the different types of land uses are in close proximity, planned as a unified complementary whole, and functionally integrated to the use of shared vehicular and pedestrian access and parking areas.

B. An example of a mixed-use residential building with a retail storefront on the main floor and one floor of residential living above the main floor is below:



19.37.050 Limitations on use.

The following conditions and limitations shall apply in the NC zone:

A. The maximum floor area of each separate use confined within enclosing walls shall be limited to 7,500 square feet on the first story. Below-grade square footage (i.e., basements) shall not be included in the maximum floor area so long as the area below grade is not occupiable space.

B. The maximum floor area for schools shall be decided on case-by-case basis by the planning commission pursuant to chapter 19.84 (Conditional Uses) of this title.

C. All business, service, repair, processing, and storage, including refuse and garbage storage, shall be conducted wholly within enclosed buildings except the display of plants and off-street parking and loading.

D. Items produced or wares and merchandise handled shall be limited to those sold at retail on the premises.

19.37.060 Setbacks/yard requirements.

The setbacks and yard requirements in the NC zone are as follows:

A. The minimum yard along a street shall equal the front yard required in the least restricted adjacent residential zone.

B. Minimum side and rear yards of 25 feet shall be required for those portions of a lot in an NC zone abutting a residential zone. For lots adjacent to a non-residential use the minimum setback shall be ten feet for side and rear yards.

C. The minimum front, rear, and side yard setbacks for two-story buildings with commercial activity occurring on the second floor for property located in non-mixed use designated areas shall be at least one-half of the height of the principal structure.

D. Also see chart 19.37.050-01 for more setback information for the NC zone.

19.37.070 Minimum lot size.

The lot size in the NC zone shall be as follows:

A. The minimum lot area shall be 7,000 square feet.

B. The minimum lot width at the front building line shall be 60 feet.

C. The minimum lot depth shall be 90 feet.

19.37.080 Maximum height of structures.

In the NC zone, structures shall not exceed a height of two stories or 35 feet, whichever is less.

19.37.090 Maximum lot coverage.

The maximum lot coverage in the NC zone is 50%, including all structures.

19.37.100 Master development plan required.

Developments in the NC zone will be required to comply with a master development plan approved by the planning commission.

19.37.110 Lighting.

A. Uniformity of lighting is desirable to achieve an overall objective of continuity, and to avoid objectionable glare.

B. The maximum height of luminaries shall be 18 feet unless the planning commission requires a lower height as part of its approvals. The light shall be low intensity, shielded from uses on adjoining lots, and directed away from adjacent property in a residential zone or an adjacent residential use.

C. Pedestrian walkways shall be lighted.

D. All lighting next to residential uses, or where the planning commission requires, shall be full-cut-off lighting to reduce light pollution.

19.37.120 Screening.

A. All trash or refuse receptacle areas shall be completely screened from surrounding properties by a masonry

wall or screening that is a minimum of six feet high with visually obscuring painted metal gates, or shall be enclosed within a building. Any trash or refuse receptacle area shall be a minimum of 50 feet from any residential zone boundary or property containing a residential use.

B. All ground-mounted mechanical equipment (including, without limitation, heating and air conditioning units) shall be completely screened from surrounding properties by a masonry wall or shall be enclosed within a building.

C. The use of roof appurtenances is discouraged. If roof appurtenances (including, without limitation, air conditioning units and mechanical equipment) are used, they shall be placed within an enclosure at least as high as the roof appurtenances that reflects the architectural design scheme of the project and complies with the requirements for penthouses and roof structures of the city's building code. Such enclosures require planning commission approval, and shall minimize visibility from on-site parking areas, adjacent public streets, and adjacent residential property.

D. All utility connections shall be compatible with the architectural elements of the site and not be exposed except where necessary. Pad-mounted transformers and/or meter box locations shall be included in the site plan with an appropriate screening treatment. Power lines and other utility cables shall be installed underground where possible.

E. Loading areas and docks shall be screened by landscaping and/or visual barriers from adjacent properties and public streets.

19.37.130 Landscaping requirements.

A. All developments of over one acre in size shall dedicate at least 15% of the gross acreage to landscaping, including, without limitation, landscape buffers, seating areas, walkways, etc. Drought resistant plants are encouraged.

B. All developments in the NC zone shall provide a landscaped buffer, not less than eight feet in width, with trees planted no less than 30 feet on center, between any commercial development and any residential use or vacant land in a residential zone. This requirement can be included within the side and rear setbacks of the NC zone.

Developments in the NC zone are intended to blend with the surrounding land uses, whether they are residential or non-residential. For that reason, the

landscaped buffer should not be used as an obstructing barrier between land uses, but rather provide a landscaped transition between uses, with pedestrian walkways and trails.

19.37.140 Charts and figures.

Minimum Front Yard: Equal to front yard of least restricted adjacent residential zone

Minimum Side and Rear Yards: 25 feet if abutting a residential zone; ten feet otherwise

Minimum Lot Size: 7,000 square feet

Minimum Width at Building Line: 60 feet

Minimum Lot Depth: 90 feet

Maximum Lot Coverage: 50%

Maximum Building Height: Two stories or 35 feet, whichever is less