



**Sec. 26-216 Neighborhood Commercial District (NC).**

A. *Intent and Purpose:* This district is established to provide for a reasonably compatible transition between residential and more intensive commercial land uses. It provides for residential scale, neighborhood-oriented professional offices and services which, by their nature and through design limitation, will promote neighborhood stability and protect neighborhood values and character. The district also provides limited neighborhood-oriented retail uses by special use approval. This district was formerly titled the "Restricted Commercial One (RC-1) District," is hereby renamed, and the title of said district is hereby changed on the official zoning map

B. *Development Standards:*

1. *Maximum height.* Thirty-five (35) feet.
2. *Minimum lot area.* No limitation, provided that all other requirements can be met.
3. *Maximum lot coverage.* Eighty percent (80%), with a minimum of twenty percent (20%) of the lot being landscaped.
4. *Minimum lot width.* No limitations, provided that all other requirements can be met.
5. *Front yard setback.\** Thirty (30) feet minimum, except for:
  - a. Structures on lots or portions of lots which abut a cul-de-sac bulb, then the setback may be reduced to twenty (20) feet.
  - b. Structures on lots which abut Sheridan Boulevard, Wadsworth Boulevard, Kipling Street, Ward Road, north of West 44th Avenue and Youngfield Street shall be setback a minimum of fifty (50) feet.
6. *Side yard setback.* Based upon the specific site, adjacent land use and adjacent public streets, one (1) or more of the following requirements shall apply:
  - a. Five (5) feet per story minimum, except a zero setback may be permitted where structures are constructed of masonry or nonflammable material and in accordance with the Uniform Building Code.
  - b. In all cases, thirty (30) feet where adjacent to a dedicated public street.
  - c. In addition to building setback as required by subsection (a) above, where a side yard abuts property zoned residential, or

\* For properties within a Traditional or Contemporary overlay area as defined in the Architectural and Site Design Manual, a build-to requirement shall apply in lieu of a setback requirement.

where zoned agricultural and there is a residential structure within fifteen (15) feet of the commercial property, a five-foot-per-story landscaped meeting the requirements of section 26-502(E) (Landscape Buffering for Parking Lots), shall be required.

7. *Rear yard setback.* Based upon specific site, adjacent land use and adjacent public streets, one (1) or more of the following shall apply:
  - a. Ten (10) feet for a one-story building and an additional five (5) feet per each additional story thereafter.
  - b. In all cases, any rear yard which abuts a public street shall have a minimum setback of fifteen (15) feet for all structures.
  - c. In all cases, any rear yard which abuts a public alley shall have a minimum setback for all structures of five (5) feet from the edge of the alley.
  - d. In addition to building setback as required by subsection (a) above, where a rear yard abuts property zoned residential, or where zoned agricultural and there is a residential structure within fifteen (15) feet of the commercial property, a five-foot-per-story landscaped buffer meeting the requirements of section 26-502(E) (Landscape Buffering for Parking Lots), shall be required.
8. *Parking requirements.* See section 26-501.
9. *Landscape requirements.* See section 26-502.
10. *Fencing requirements.* See section 26-603.
11. *Sign requirements.* See article VII.
12. *Streetscape and architectural design guidelines.* See Architectural and Site Design Manual and Streetscape Design Manual, section 26-224.