

Neighborhood Commercial (NC) Ordinance

Fact Sheet

The Neighborhood Commercial (NC) District is an important tool for supporting the revitalization of our neighborhoods. The purpose of the district is to revitalize and protect neighborhood commercial districts at a scale and character which is in keeping with the surrounding neighborhoods, provide neighborhood oriented shops and services, and emphasize pedestrian convenience.

Current regulations have supported the proliferation of automobile-oriented strip shopping centers and chain store development. Huge parking lots and blank walls have replaced pedestrian scale streets. This type of development has destroyed the neighborhood character and uses within our traditional neighborhood centers.

A Neighborhood Commercial District ranges in size from a single shop to several blocks and will provide close-at-hand goods and services to nearby residences. The new NC District regulations support the rebuilding of our traditional neighborhood commercial districts by establishing pedestrian-friendly design standards. These standards include minimum sidewalks that have street trees, shop fronts that are adjacent to the sidewalk and parking that is to the rear or side of buildings.

The district also enables established neighborhoods to retain their own unique character by allowing them to tailor the ordinance to meet their particular needs. The following elements of the ordinance may be adjusted by individual neighborhoods to obtain a desired character:

- Maximum parking requirements.
- Types of uses.
- Number of certain uses.
- Sizes of uses.
- Building heights.
- Maximum densities of certain uses.
- Hours of operation of certain uses.
- Minimum side and rear yards.
- Minimum block face lengths.
- Species of street trees.
- Sidewalk requirements and supplemental zone requirements on blocks where 50% or more of the buildings were built before 1950.

The City will work with businesses and property owners who may wish to rezone their neighborhood commercial areas to NC, and to have the City Council adopt the rezoning of their particular district. The rezoning of any properties to the NC designation will follow the standard process for rezonings of going to the Zoning Committee of Council, the effected NPU, the Zoning Review Board, back to the Zoning Committee of Council and finally to the full City Council. This process takes a minimum of three months to complete.