

1121.11 - NEIGHBORHOOD COMMERCIAL DISTRICT (NCD).

**I. Purpose and Intent**

A. The purpose of the Neighborhood Commercial District (NCD) is to provide a mix of uses in close proximity to residential districts not zoned for commercial uses such as the Village Residential District. The NCD allows for the establishment of walkable neighborhood commercial scale commercial and institutional uses supported by surrounding single-family and multi-family residential development.

**II. Desired Development Pattern**

A. The desired development pattern in the Neighborhood Commercial District is to accommodate continued residential development while allowing for neighborhood-scale retail and institutional uses. Mixed-use development will be conditionally approved where appropriate.

**III. Development Typologies**

A. Buildings in the Neighborhood Commercial District shall be developed in accordance with the following development typologies.

- » Commercial (Neighborhood) Building Typology
- » Institutional Flex (Neighborhood) Building Typology
- » Mixed-Use (Neighborhood) Building Typology
- » Multi-Family Building Typology
- » Single-Family (attached) Building Typology

<b>DISTRICT USES</b>	
<b>IV. PERMITTED USES:</b>	• Artisan Studio
	• Club
	• Community Center
	• Cultural Institution
	• Funeral Home

- Institutional/Government Offices

- Medical or Dental Office or Clinic

- Meeting Facility

- Neighborhood Market

- Personal Services

- Professional office

- Public Safety Facility

- Religious, Places of Worship

- Restaurant (Sit Down)

- Retail Sales & Service

- School (K-12)

- Single-Family (attached)

- Specialty Food and/or Beverage Facility

#### V. CONDITIONAL USES:

- Bank or Financial Institution (w/ drive-thru, see supplemental regulations Chapter 1123.28)

- Child Care Day-Care Center

- Essential Public Services and Utilities

	<ul style="list-style-type: none"> <li>• General Retail (50+ Employees)</li> </ul>
	<ul style="list-style-type: none"> <li>• Kennel</li> </ul>
	<ul style="list-style-type: none"> <li>• Multi-Family</li> </ul>
	<ul style="list-style-type: none"> <li>• Restaurant (w/ Drive-Thru) (See supplemental regulations under <u>1123.28</u>)</li> </ul>
	<ul style="list-style-type: none"> <li>• Senior Living, Independent Living</li> </ul>
	<ul style="list-style-type: none"> <li>• Vehicle Fuel Sales</li> </ul>
	<ul style="list-style-type: none"> <li>• Vehicle Sales, Rental and Lease (excluding body work)</li> </ul>
	<ul style="list-style-type: none"> <li>• Vehicle Service and Repair Facility</li> </ul>
	<ul style="list-style-type: none"> <li>• Veterinary Animal Hospital and/or Animal Clinic</li> </ul>

COMMERCIAL (NEIGHBORHOOD) BUILDING TYPOLOGY

The Commercial (neighborhood) Building Typology allows for commercial development on a pedestrian scale. The placement of this development typology is oriented toward commercial streets but maintains a pedestrian scale.

<b>LOT DIMENSIONS</b>	MIN. LOT SIZE	None
	MIN. LOT WIDTH	50 feet

	FRONT SETBACK	20 feet from lot line or easement line, subject to build- to-line regulations under <u>Chapter 1133.10</u>
	SIDE SETBACK	10 feet min. from each side lot line or easement line
	REAR SETBACK	25 feet min. from rear lot line or right-of-way
	MAX LOT COVERAGE	70% including accessory structures
<b>PRINCIPAL STRUCTURE REGULATIONS</b>	PRINCIPAL STRUCTURE HEIGHT	35 feet max.
	BUILDING ORIENTATION	Buildings shall be oriented to face the primary street right-of-way
	PERMITTED FRONTAGES	Commercial collector street Arterial Street
	FACADE ARTICULATION	Building frontages in excess of 50 feet shall incorporate articulated wall plane

<b>ACCESSORY STRUCTURE REGULATIONS</b>	PERMITTED ACCESSORY STRUCTURES	Shed (See <u>1123.19</u> and <u>1133.10</u> ) Patio or Pergola
	ACCESSORY STRUCTURE LOCATION	Rear Yard
	ACCESSORY STRUCTURE SETBACKS	5 feet min. from each side lot line or easement line; 5 feet min. from rear lot line or easement line
	ACCESSORY STRUCTURE HEIGHT	15 feet max.
<b>FENCE REGULATIONS</b>	FENCE MATERIALS	Wood, Brick, Iron, Stone, Metal (not Chain-link), Vinyl (See <u>1123.20</u> )
	FENCE LOCATION	Front Yard (3 ft.); Side Yard (8 ft.); Rear Yard (8 ft.)

<b>SIGN REGULATIONS</b>	<b>PERMITTED SIGN TYPES</b>	Identification signs (Wall/Window/Canopy) Business Signs (Wall/Window) Directional Signs Real Estate Signs (Wall/Window) Monument Signs  (See <u>Chapter 1129.18</u> and <u>1129.20</u> )
<b>PARKING REGULATIONS</b>	<b>PARKING LOCATION</b>	Rear Yard, Side Yard or Interior
	<b>PARKING TYPE</b>	Surface Parking Lot or Structured Parking Facility
<b>SUPPLEMENTAL REGULATIONS</b>	<b>REQUIREMENT</b>	10% of lot to be dedicated to open space (See <u>1123.06(h)</u> )
<b>DEVELOPMENT REVIEW</b>	<b>REQUIREMENT</b>	Design Review, <u>Chapter 1133.10</u> Zoning Permit

#### INSTITUTIONAL FLEX (NEIGHBORHOOD) BUILDING TYPOLOGY

The Institutional Flex Building (neighborhood) Typology allows for the location of community-oriented uses along neighborhood commercial corridors.

<b>LOT DIMENSIONS</b>	<b>MIN. LOT SIZE</b>	None
	<b>MIN. LOT WIDTH</b>	50 feet

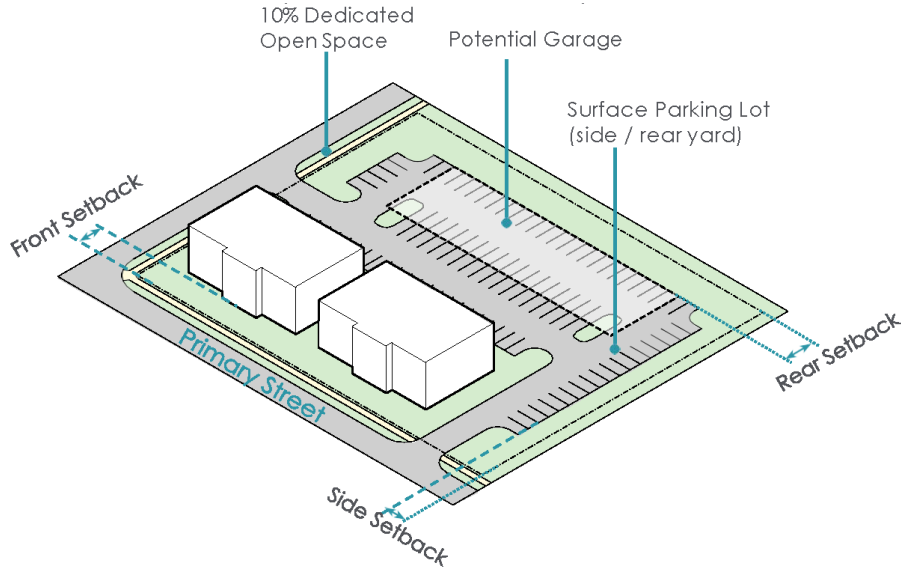
	FRONT SETBACK	20 feet from lot line or easement line
	SIDE SETBACK	10 feet min. from each side lot line or easement line
	REAR SETBACK	20 feet min. from rear lot line or right-of-way
	MAX LOT COVERAGE	60% including accessory structures
<b>PRINCIPAL STRUCTURE REGULATIONS</b>	PRINCIPAL STRUCTURE HEIGHT	45 feet max.
	BUILDING ORIENTATION	Buildings shall be oriented to face the primary street right-of-way
	PERMITTED FRONTAGES	Commercial collector street Arterial Street
	FACADE ARTICULATION	Building frontages in excess of 50 feet shall incorporate articulated wall plane
<b>ACCESSORY STRUCTURE REGULATIONS</b>	PERMITTED ACCESSORY STRUCTURES	Shed or Pool House (See <u>1123.19</u> and <u>1133.10</u> ) Community Swimming Pool (1123.04)

	ACCESSORY STRUCTURE LOCATION	Rear Yard
	ACCESSORY STRUCTURE SETBACKS	5 feet min. from each side lot line or easement line; 5 feet min. from rear lot line or easement line
	ACCESSORY STRUCTURE HEIGHT	15 feet max.
<b>FENCE REGULATIONS</b>	FENCE MATERIALS	Wood, Brick, Stone, Iron, Metal (not chain-link), Vinyl (See <u>1123.20</u> )
	FENCE LOCATION	Front Yard (3 ft.); Side Yard (8 ft.); Rear Yard (8 ft.)
<b>SIGN REGULATIONS</b>	PERMITTED SIGN TYPES	Real Estate Signs (See <u>1129.12</u> ) Monument Signs and Wall Signs (See <u>1129.18</u> )
<b>PARKING REGULATIONS</b>	PARKING LOCATION	Rear Yard, Side Yard, or Interior
	PARKING TYPE	Surface Parking Lot or Structured Parking Facility (interior only)

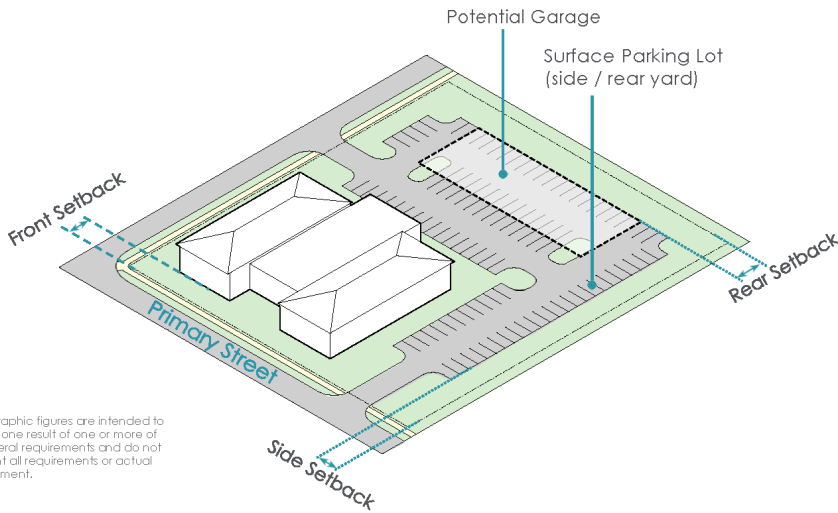


<b>DEVELOPMENT REVIEW</b>	<b>REQUIREMENT</b>	Design Review, <u>Chapter 1133.10</u> Zoning Permit
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**NCD COMMERCIAL (NEIGHBORHOOD)**



**NCD INSTITUTIONAL FLEX (NEIGHBORHOOD)**



Note: Graphic figures are intended to illustrate one result of one or more of the general requirements and do not represent all requirements or actual development.

**MIXED-USE (NEIGHBORHOOD COMMERCIAL) BUILDING TYPOLOGY**

The Mixed-Use Building (neighborhood) Typology allows for mixed-use residential and commercial development on a neighborhood scale.

<b>LOT</b>	<b>MAX. LOT SIZE</b>	None
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<b>DIMENSIONS</b>	MIN. LOT WIDTH	100 feet
	FRONT SETBACK	20 feet from lot line or easement line, subject to build- to-line regulations under <u>Chapter 1133.10</u>
	SIDE SETBACK	10 feet min. from each side lot line or easement line
	REAR SETBACK	20 feet min. from rear lot line or right-of-way
	MAX LOT COVERAGE	No maximum lot coverage; provided however, all setbacks and open space requirements are satisfied
<b>PRINCIPAL STRUCTURE REGULATIONS</b>	DENSITY	8 dwelling units per gross acre (eligible for density bonus, See <u>Chapter 1123</u> )
	PRINCIPAL STRUCTURE HEIGHT	40 feet max.
	BUILDING ORIENTATION	Buildings shall be oriented to face the primary street right-of-way

	PERMITTED FRONTAGES	Commercial collector street
	FACADE ARTICULATION	Building frontages in excess of 50 feet shall incorporate articulated wall plane
<b>ACCESSORY STRUCTURE REGULATIONS</b>	PERMITTED ACCESSORY STRUCTURES	Shed (See <u>1123.19</u> and <u>1133.10</u> ) Pergola or Patio
	ACCESSORY STRUCTURE LOCATION	Rear Yard
	ACCESSORY STRUCTURE SETBACKS	5 feet min. from each side lot line or easement line; 5 feet min. from rear lot line or easement line
	ACCESSORY STRUCTURE HEIGHT	15 feet max.
<b>FENCE REGULATIONS</b>	FENCE MATERIALS	Wood, Brick, Iron, Stone, Metal (not chain-link), Vinyl (See <u>1123.20</u> )
	FENCE LOCATION	Front Yard (3 ft.); Side Yard (8 ft.); Rear Yard (8 ft.)

<b>SIGN REGULATIONS</b>	PERMITTED SIGN TYPES	Identification signs (Wall/Window/Canopy) Business Signs (Wall/Window/) Directional Signs Real Estate Signs (Wall/Window) Monument Signs (See <u>1129.18</u> and <u>1129.20</u> )
<b>PARKING REGULATIONS</b>	PARKING LOCATION	Rear Yard, Side Yard or Interior
	PARKING TYPE	Surface Parking Lot, or Structured Parking Facility
<b>DEVELOPMENT REVIEW</b>	REQUIREMENT	Design Review, <u>Chapter 1133.10</u> , Zoning Permit
<b>SUPPLEMENTAL REGULATIONS</b>	REQUIREMENT	Residential units to be located on upper floor only. 10% of lot to be dedicated to open space (See <u>1123.06(h)</u> )

#### SINGLE-FAMILY (ATTACHED) BUILDING TYPOLOGY

The Single-Family (attached) Building Typology within the NCD promotes additional density within the existing development pattern and complements the proposed commercial development.

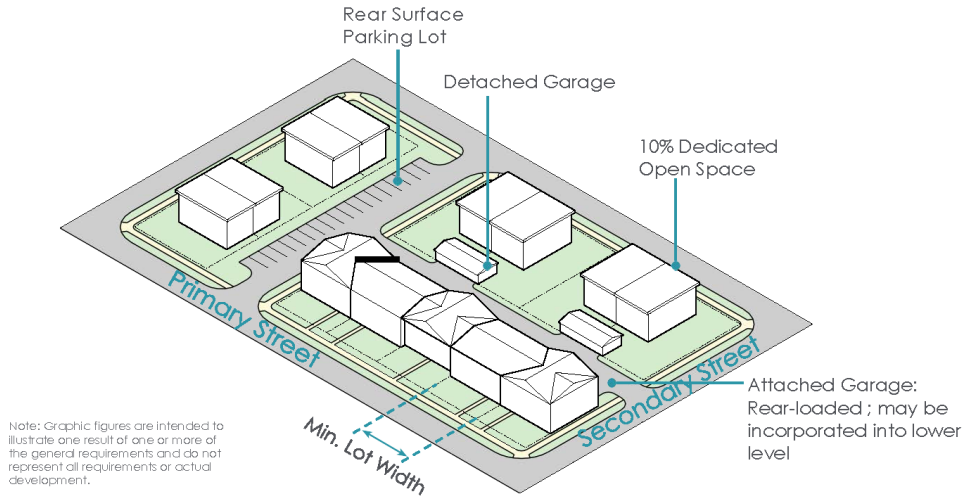
<b>LOT DIMENSIONS</b>	MIN. LOT SIZE	4,000 sq. feet for 2 attached units+ 2,000 sq. feet for each additional unit up to 6 additional units.
	MIN. LOT WIDTH	50 feet (2 attached units) + 25 feet for each additional unit
	FRONT SETBACK	The front setback shall be calculated as the distance from the right-of-way equal to the average setback from the right of-way of the first two existing buildings on each side of the subject property. Where there is not an existing structure within 2 parcels on each side of the proposed principal structure, the front setback shall be between 5 feet and 10 feet from the right-of-way.
	SIDE SETBACK	5 feet from lot line or right or easement line
	REAR SETBACK	20 feet min. from lot line or right-of- way
	MAX. LOT COVERAGE	60% including accessory structures

	DENSITY	8 dwelling units per gross acre (eligible for density bonus, See <a href="#">Chapter 1123.06</a> )
<b>PRINCIPAL STRUCTURE REGULATIONS</b>	PRINCIPAL STRUCTURE HEIGHT	35 feet max.
	BUILDING ORIENTATION	Buildings shall be oriented to face the primary street right-of-way.
	MIN. FLOOR AREA PER UNIT	900 sq. feet
	FACADE ARTICULATION	Building frontages in excess of 50 feet shall incorporate articulated wall plane (See <a href="#">Chapter 1133</a> )
	PERMITTED FRONTAGES	Residential collector street, Dead-end street, Loop street
<b>ACCESSORY STRUCTURE REGULATIONS</b>	PERMITTED ACCESSORY STRUCTURES	Garage (detached), Shed, or Pool House (See <a href="#">1123.19</a> and <a href="#">1133.09</a> ) Swimming Pool (See <a href="#">1123.03</a> ) Patio
	LOCATION	Rear Yard, Side Yard

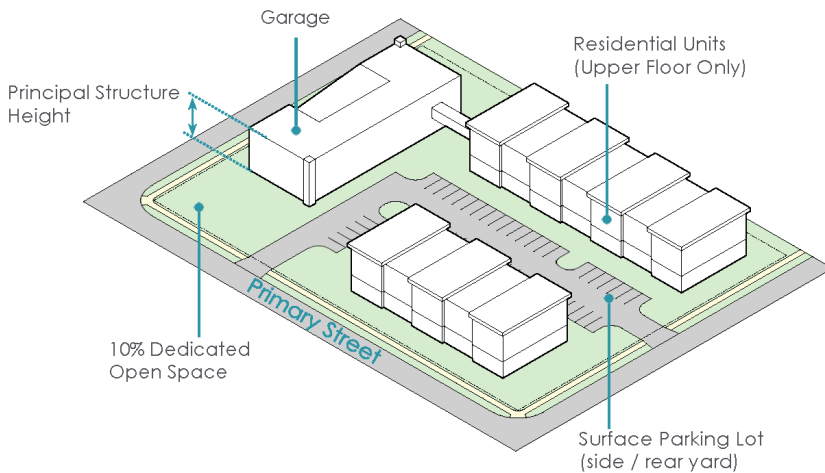
	ACCESSORY STRUCTURE SETBACKS	5 feet min. from each side lot line, rear line and/or easement line
	ACCESSORY STRUCTURE HEIGHT	20 feet max.
<b>FENCE REGULATIONS</b>	FENCE MATERIALS	Wood, Brick, Iron, Stone, Metal (not chain-link), and PVC vinyl- coated chain-link (4 ft. max Side Yard and Rear Yard), Vinyl
	FENCE LOCATION	Front Yard (3 ft.); Side Yard (6 ft.); Rear Yard (6 ft.) .
<b>SIGN REGULATIONS</b>	PERMITTED SIGN TYPES	Real Estate Signs (See <u>1129.12</u> )
<b>PARKING REGULATIONS</b>	PARKING LOCATION	Rear Yard, Side Yard, or Front Yard (attached Garage, only)
	PARKING TYPE	Surface Parking Lot, Garage (attached), Garage (detached), or Structured Parking Facility
<b>DEVELOPMENT REVIEW</b>	REQUIREMENT	Design Review, <u>Chapter 1133.09</u> , Conditional Use Permit

<b>SUPPLEMENTAL REGULATIONS</b>	<b>REQUIREMENT</b>	10% of lot to be dedicated to open space (See <u>1123.06(h)</u> )
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### NCD SINGLE-FAMILY (ATTACHED)

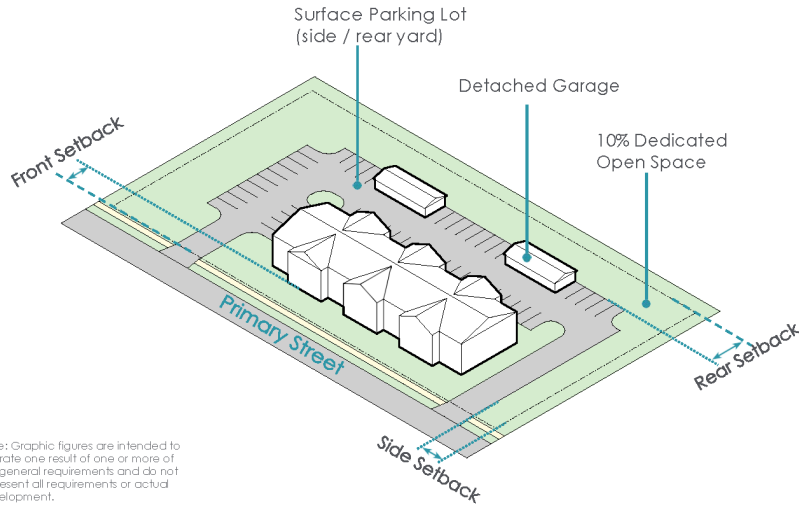


### NCD MIXED-USE (NEIGHBORHOOD COMMERCIAL)



### NCD MULTI-FAMILY





**MULTI-FAMILY BUILDING TYPOLOGY**

The Multi-Family Building Typology within the NCD allows for density in close proximity to the desired mixed-use and retail development patterns.

<b>LOT DIMENSIONS</b>	<b>MIN. LOT SIZE</b>	8,000 sq. feet
	<b>MIN. LOT WIDTH</b>	55 feet
	<b>FRONT SETBACK</b>	20 feet from lot line or right-of-way
	<b>SIDE SETBACK</b>	10 feet min. from lot line or right-of-way
	<b>REAR SETBACK</b>	20 feet min. from lot line or right-of-way
	<b>MAX. LOT COVERAGE</b>	60% including accessory structures

	DENSITY	12 dwelling units per gross acre (eligible for density bonus, see <a href="#">Chapter 1123.06</a> )
<b>PRINCIPAL STRUCTURE REGULATIONS</b>	PRINCIPAL STRUCTURE HEIGHT	35 feet max.
	BUILDING ORIENTATION	Buildings shall be oriented to face the primary street right-of-way
	MIN. FLOOR AREA PER UNIT	None
	FACADE ARTICULATION	Building frontages in excess of 50 feet shall incorporate articulated wall plane (See <a href="#">Chapter 1133</a> )
	PERMITTED FRONTAGES	Commercial Collector Street Arterial Street
<b>ACCESSORY STRUCTURE REGULATIONS</b>	PERMITTED ACCESSORY STRUCTURES	Shed, Pool House or Garage (detached) (See <a href="#">1123.19</a> and <a href="#">1133.09</a> ) Swimming Pool (See <a href="#">1123.03</a> ) Pergola or Patio
	LOCATION	Rear Yard or Side Yard

	ACCESSORY STRUCTURE SETBACKS	5 feet from each side lot line, rear lot line and/or easement line
	ACCESSORY STRUCTURE HEIGHT	15 feet max.
<b>FENCE REGULATIONS</b>	FENCE MATERIALS	Wood, Brick, Iron, Stone, Metal (not chain-link), Vinyl
	FENCE LOCATION	Front Yard (3 ft.), Side Yard (8 ft.), Rear Yard (8 ft.)
<b>SIGN REGULATIONS</b>	PERMITTED SIGN TYPES	Real Estate Signs (See <u>1129.12</u> ) and Monument Sign (See <u>1129.18</u> )
<b>PARKING REGULATIONS</b>	PARKING LOCATION	Rear Yard, Side Yard or Interior
	PARKING TYPE	Surface Parking Lot, Garage (detached), or Structured Parking Facility
<b>DEVELOPMENT REVIEW</b>	REQUIREMENT	Design Review, <u>Chapter 1133.09</u> ; Zoning Permit/Certificate
<b>SUPPLEMENTAL REGULATIONS</b>	REQUIREMENT	10% of lot to be dedicated to open space (See <u>1123.06(h)</u> )

