

Sec. 5.6.9. CN - NEIGHBORHOOD COMMERCIAL.

5.6.9.1. STATEMENT OF INTENT. Districts in this classification are intended to be located in outlying areas of the City to provide convenience goods and services for nearby residential neighborhoods. These regulations are designed to establish and maintain a restricted and limited commercial character compatible with nearby and surrounding residential areas.

5.6.9.2. PERMITTED PRINCIPAL USES AND STRUCTURES.

5.6.9.2.1. Limited retail such as grocery, variety, drug store, hardware and similar uses.

5.6.9.2.2. Barber and beauty shops.

5.6.9.2.3. Laundry and dry-cleaning establishments, shoe repair, establishments for service and repair of household appliances, provided that no such establishment shall employ more than 5 persons in processing on the premises.

5.6.9.2.4. Restaurants, but not including drive in restaurants, provided that no alcoholic beverages shall be sold or served on the premises.

5.6.9.3. PERMITTED ACCESSORY USES AND STRUCTURES. Uses and structures which:

5.6.9.3.1. Are customarily accessory and clearly incidental and subordinate to permitted or permissible uses and structures.

5.6.9.3.2. Are located on the same lot as the permitted use or structure, or on a contiguous lot in the same ownership (except in the case of off-street parking facilities).

5.6.9.3.3. Do not involve operations or structures not in keeping with the character of the district.

5.6.9.3.4. Sales of automotive fuels as an accessory use, as provided and regulated in Sec. 5.2.6. of the LDR.

5.6.9.3.5. Dish antennas.

5.6.9.3.6. Dwelling units when a part of the permitted principal use, for owners and employees only, provided all minimum requirements for area, setback, height and related requirements for the district are

met, and provided further, that all such dwellings shall be confined to the rear one-half of the ground floor, or to a floor other than the ground floor of the principal permitted use. Dwelling units shall be limited to one for each permitted principal use and contain a minimum of 500 sq. ft. of living area but in no case shall the aggregate residential floor area exceed the aggregate floor area of the permitted principal use.

5.6.9.4. SPECIAL EXCEPTIONS.

5.6.9.4.1. Marinas and incidental service facilities for boats, including gas and oil sales and service for boats only, launching services, but not including repairs of boats or motors.

5.6.9.4.2. Service stations (See Sec. 5.2.6. of the LDR).

5.6.9.4.3. Kennels, provided that outdoor animal runs and outdoor structures housing animals shall be a minimum distance of 50 feet from all residential property lines within the Neighborhood Commercial zoning district and 100 feet from all property lines abutting other residential zoning districts. Animal run areas shall be completely surrounded by an eight (8) feet high solid wall or solid fence. Kennels shall be maintained so as not to violate existing city codes.

5.6.9.5. PROHIBITED USES AND STRUCTURES.

5.6.9.5.1. Single family, two family detached and multiple-family residences, motel and hotels, outdoor advertising, storage or use of manufactured homes and, in general, any use or structure not of a nature specifically or provisionally permitted herein.

5.6.9.5.2. Junk yards.

5.6.9.5.3. Off-site signs.

5.6.9.5.4. Abandoned signs.

5.6.9.5.5. Excavation, borrow pits.

5.6.9.5.6. Mining.

5.6.9.5.7. Livestock, including swine, cattle, sheep, goats, and poultry.

5.6.9.6. MINIMUM LOT REQUIREMENTS. (Area & width) As needed to meet other requirements herein.

5.6.9.7. MINIMUM YARD REQUIREMENTS. (Depth of front & rear yard, width of side yard)

Front: 25 feet.

Side: 10 feet.

Rear: 20 feet.

5.6.9.8. MAXIMUM LOT COVERAGE BY ALL BUILDINGS. 50%

5.6.9.9. MAXIMUM IMPERVIOUS SURFACE COVERAGE. 70% for all upland soils. All other soils shall remain unimproved.

5.6.9.10. MAXIMUM HEIGHT OF STRUCTURES. Except as provided in Sec. 5.2.4. no portion shall exceed: 25 feet.

5.6.9.11. MINIMUM OFF-STREET PARKING AND LOADING REQUIREMENTS.

5.6.9.11.1. 1 space for each occupant or employee working on the premises, plus 1 space for each 100 sq. ft. of floor area open to the public in buildings.

5.6.9.11.2. 2 spaces for each accessory dwelling unit.

5.6.9.12. LIMITATIONS ON SIGNS. No signs intended to be read from off the premises shall be permitted except:

5.6.9.12.1. Signs relating only to identification of the premises and occupants and to goods sold or services rendered on the premises, limited as to number and area as follows:

5.6.9.12.1.1. One sign, which does not exceed 10 sq. ft. of surface area, for each 10 lineal feet of building frontage, the location of which is identified on the Occupational License. Such sign shall be mounted on the main building and shall not extend more than 3 feet above the roof or beyond the sides of the building. In addition, when one or more places of business or activities exist in a building, not more than one free-standing combined identification sign may be permitted when mounted on a permanent support in any required yard with street frontage in this district if such sign and its support do not constitute substantial impediments to visibility in relation to traffic flow on the site or on the adjacent streets. Such free-standing sign shall not exceed 32 square feet in surface area per side or 64 square feet in total combined

surface area. If at a later date other business or activities locate on the subject site, the original individual or combined sign structure and copy shall be surrendered and combined as for Sec. 5.6.9.12.1.2. below. No source of incandescent or mercury vapor illumination for any sign on premises shall be directly visible in any portion of a residential district or from any room used for sleeping purposes in any district.

5.6.9.12.1.2. When more than one place of business or activity exist in combination on a site, not more than one free-standing identification sign may be permitted when mounted on a permanent support in any required front yard in this district if such sign and its support do not constitute substantial impediments to visibility in relation to traffic flow on the site or on the adjacent street. Such free-standing sign, when identifying more than one place of business or activity or a combined grouping of places of business or activities, shall not exceed 80 square feet in surface area per side or 160 square feet in total combined surface area. No source of incandescent or mercury vapor illumination for any sign on premises shall be directly visible in any portion of a residential district or from any room used for sleeping purposes in any district.

5.6.9.12.2. In advertising any property for sale, rent or lease, signs with a combined total surface area not exceeding 3 sq. ft. are permitted.

5.6.9.12.3. No such sign support(s) shall be erected within 10 feet of any property line.

5.6.9.12.4. Portable signs as provided in Chapter 7 of the LDR.

5.6.9.13. MINIMUM SQUARE FEET OF LIVING AREA. Where permitted, 500 sq. ft.