

SECTION 2.3.J NEIGHBORHOOD CENTER (NC)

1. PURPOSE

The purpose of this district is to provide limited, clustered commercial activity in neighborhoods that serve the retail, service, and employment needs of nearby residents. The primary intent is convenient access to goods and services within a walkable distance to and from adjacent neighborhoods, supporting both a horizontal and vertical mix of residential and commercial uses that are designed to consider the style, scale and intensity of existing development as well as the natural environment present. Development densities require access to public services and a "Complete Street" network that includes non-motorized facilities such as protected or buffered bike lanes, sidewalks, and enhanced crosswalks. Both motorized and non-motorized connectivity between this district and adjoining neighborhoods is a requirement of development.

2. BUILDING TYPES

Permitted building types for principal and accessory uses allowed in the Neighborhood Center (NC) district are found in Section 3.2.

3. PERMITTED USES

Uses permitted in the Neighborhood Center (NC) district are found in Table 5, Section 2.4.

Multiple principle uses are permitted per lot in this district.

Accessory uses shall meet the requirements found in Section 5.3.

FIGURE LEGEND		Key
GENERAL TERMS	Lot Line (Front)	A
	Lot Line (Side - Interior)	B
	Lot Line (Side - Street)	C
	Lot Line (Rear)	D
	Right-of-Way	E

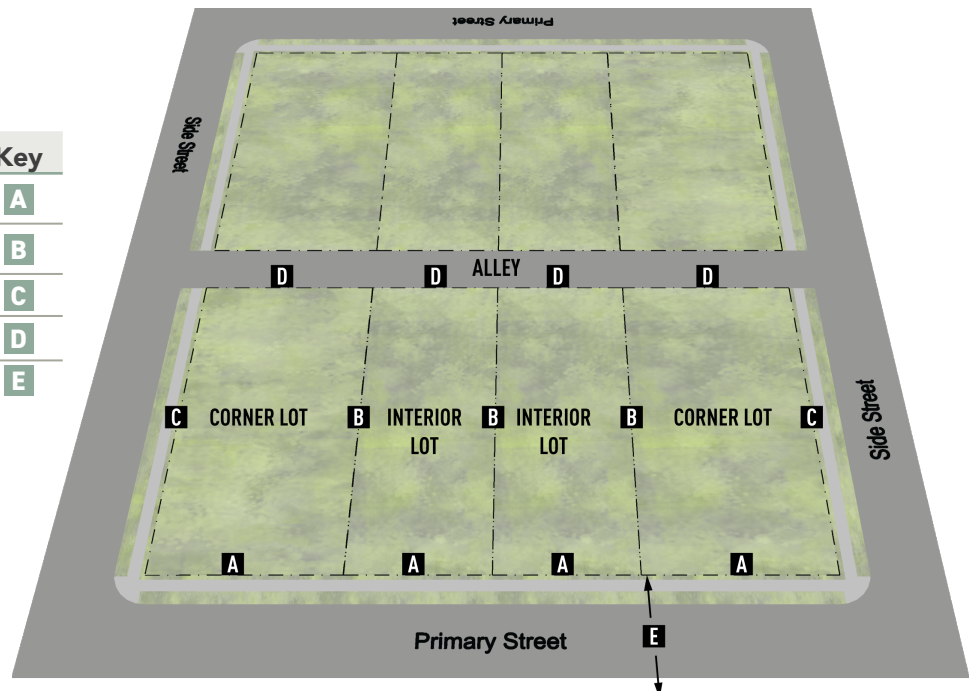


Fig. J-1 General Lot Components

4. SITE DESIGN STANDARDS

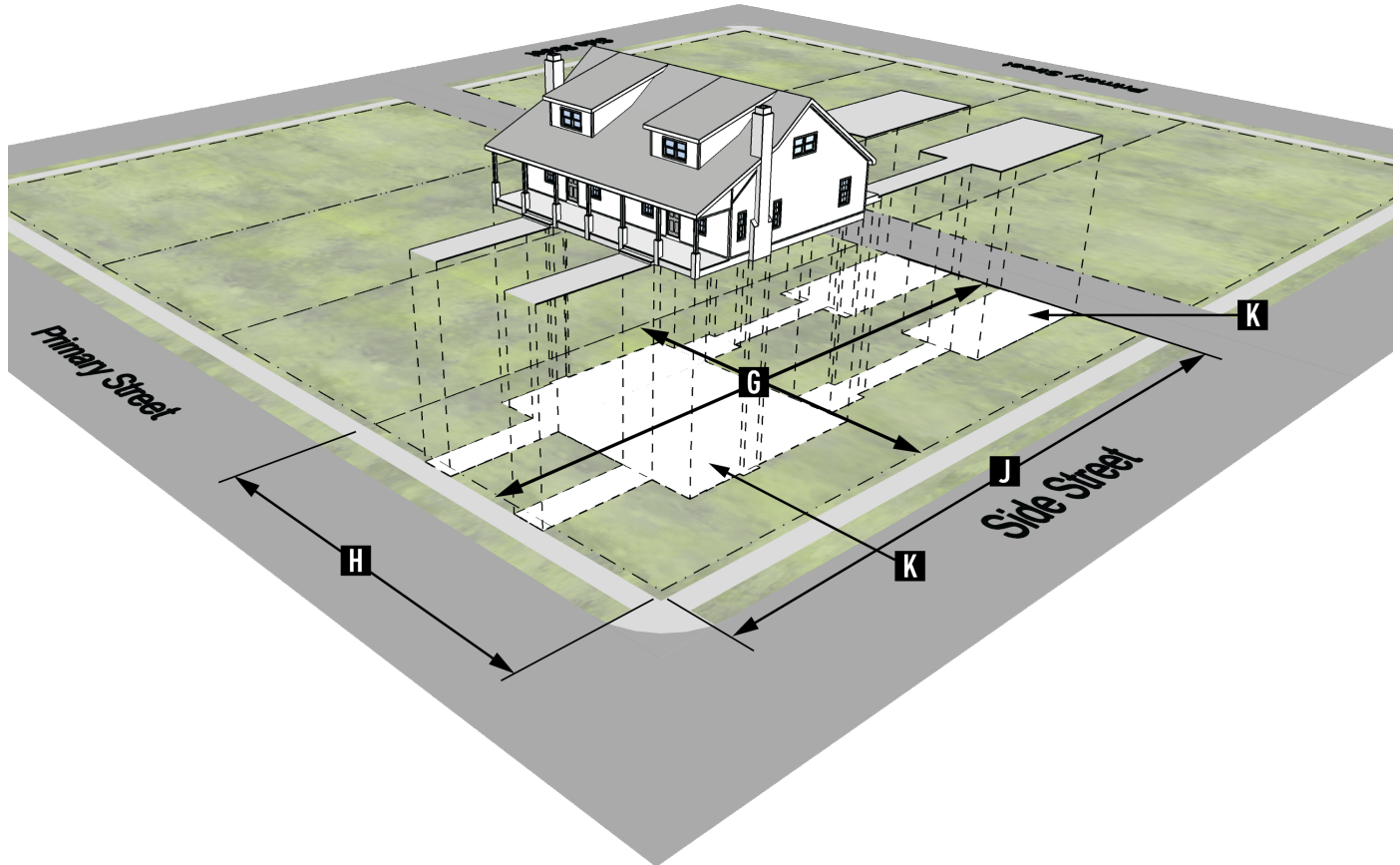


Fig. J-2 Lot Dimensions

a. Lot Dimensions and Net Density

Building Type	Lot Dimensions				Homes per acre	
	Min. Area (sq. ft.)	Min. Width	Min. Depth	Max. Coverage	Min.	Max.
Tri- and quadplex, multi-plex small	No min.	n/a	n/a	80%	8 homes/ac	n/a
Multi-plex large, apartment		n/a	n/a	80%		
All shopfront types		n/a	n/a	80%	n/a	n/a
Civic		n/a	n/a	80%	n/a	n/a
All other types as permitted		n/a	n/a	80%	8 homes/ac	n/a
Diagram Key	G	H	J	K		



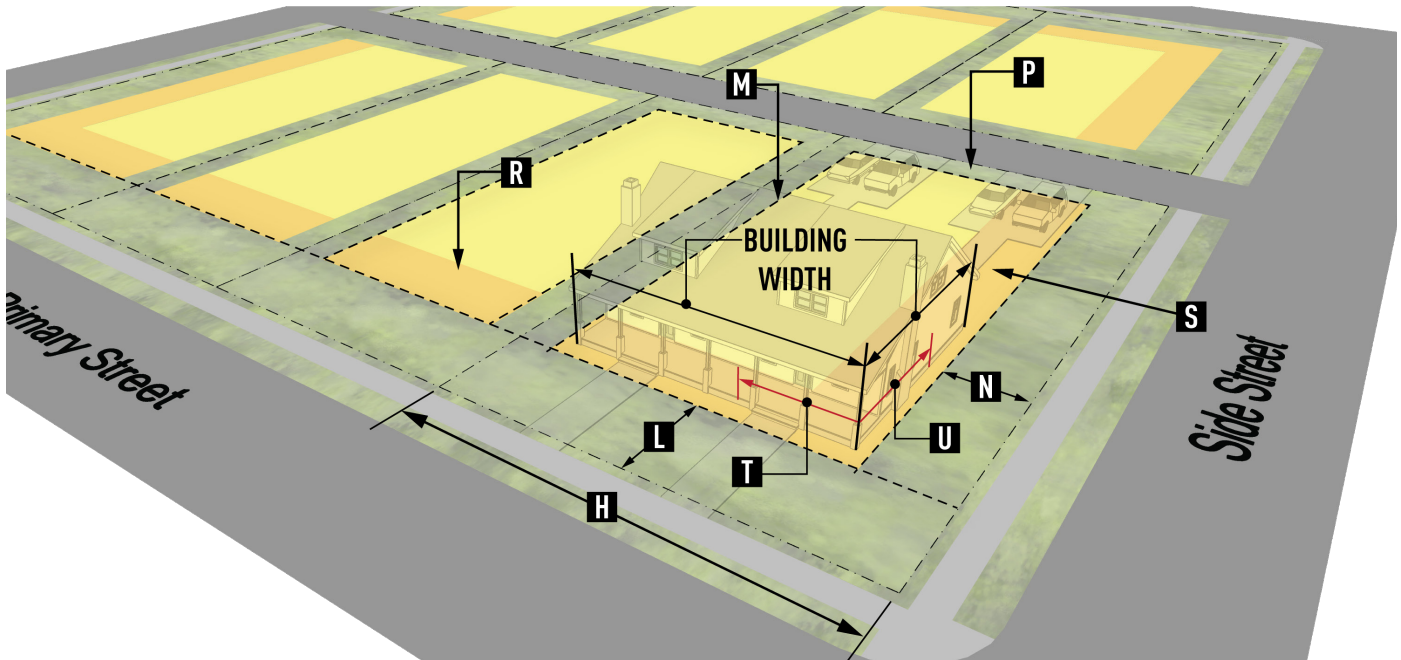


Fig. J-3 Building Placement

b. Building Placement

Building Setbacks	Principal	Accessory	Diagram Key	
Front	No min.	5'	L	
Side (interior)		3'	M	
Side (street)		5'	N	
Rear		3'	P	
Build-to Zone (BTZ)	Build-to Zone	Diagram Key	BTZ Percentage	Diagram Key
Front	0'-10'	R	70%	T
Side (street)	0'-10'	S	40%	U
Building Elements*	Min. (%) Transparency	Diagram Key		
First Story	40%	R, S		
Upper Story	30%	R, S		
Blank Wall Articulation*	Min. (%)	Diagram Key		
Front	60%	R		
Side (street)	50%	S		

*See Table 5 in Section 3.4. for transparency and blank wall articulation applicability per building type.

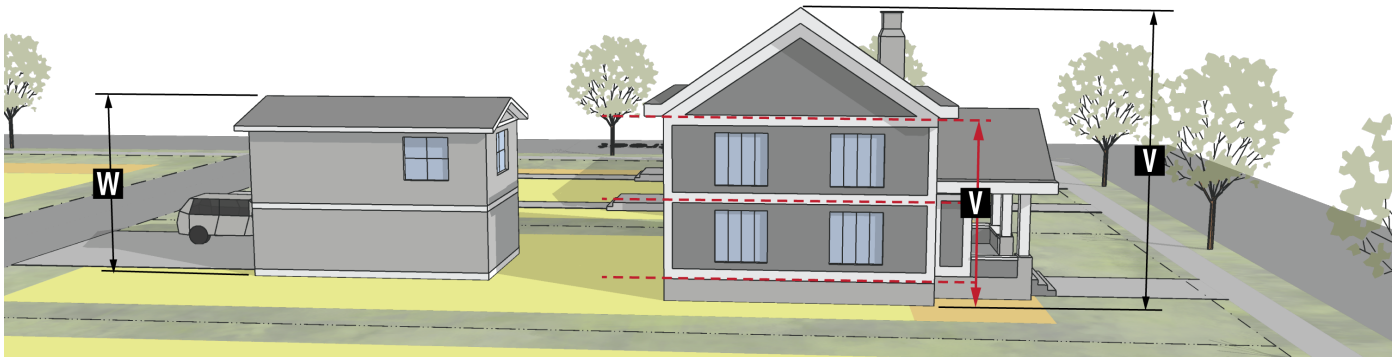


Fig. J-4 Building Height

c. Building Scale

Building / Structure	Max. Bldg. Footprint (sq. ft.)	Max. Height*	Key	Max. Stories	First Story Min. Height	Key
Principal building	10,000**	45'	V	4	14'	V
Accessory structure, detached	2,000	24'	W	2	n/a	n/a

*See height plane requirements in Section 4.6.C.11.

**Except for single-household and two-household dwellings, and excluding attached garage.



5. MOBILITY

The following standards apply to all development in the NC district as part of the Zoning Compliance Permit process, in accordance with Section 6.2.

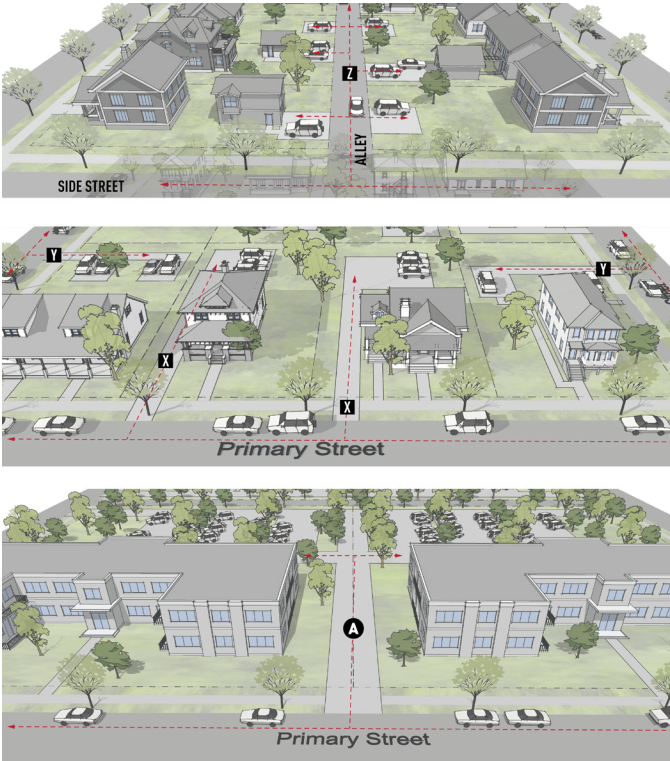


Fig. J-5 Vehicular Access

a. Vehicular Access

Vehicular Access	Driveway Width (max.)	Diagram Key
Primary street	16'	X
Secondary street	16'	Y
Alley	12'	Z
Shared drive	20'	A

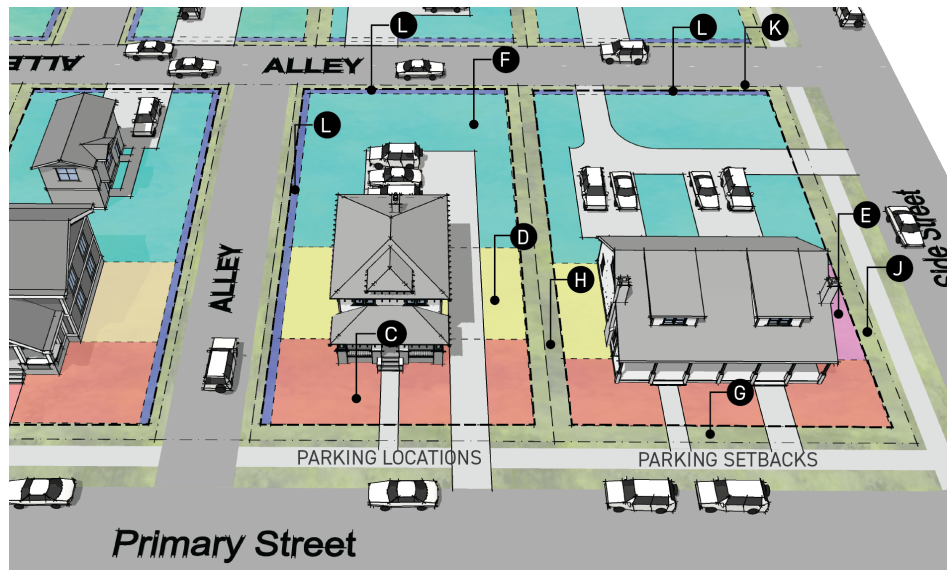


Fig. J-6 Parking Locations and Setbacks

b. Parking Locations and Setbacks

Open Air Parking Location	Permitted (P)/Not Permitted (NP)	Diagram Key
Front yard*	NP	C
Side yard (interior)	P	D
Side yard (street)*	NP	E
Rear yard	P	F
Open Air Parking Setbacks	Min. Distance (ft.)	Diagram Key
Front*	n/a	G
Side (interior)	3'	H
Side (street)*	n/a	J
Rear	3'	K
Alley setback	0'	L

* Excludes driveway access allowed in primary/secondary street setback.

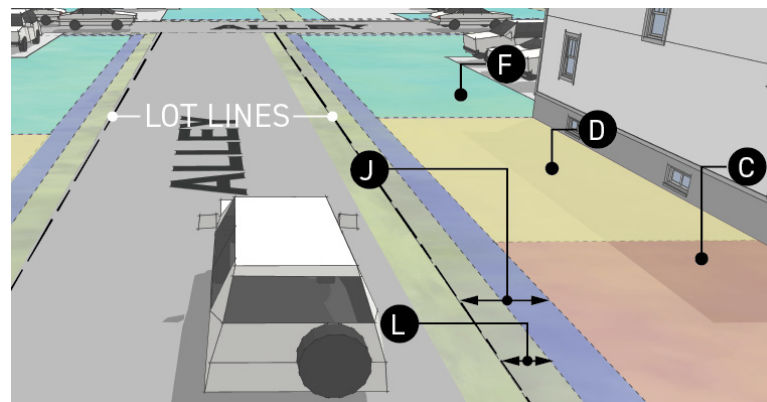


Fig. J-7 Measuring Alley Setbacks

Alley setbacks are measured from the side or rear lot lines on public alleys regardless of the alley location.

