

# Commercial Neighborhood Description

## SECTION 4.9. "CN" COMMERCIAL. NEIGHBORHOOD

### DISTRICTS AND INTENT

The "CN" Commercial, Neighborhood category includes one (1) zoning district: CN. It is the intent of this district to provide for small scale retail and service developments which serve the convenience needs of a limited population and/or geographic area (i.e., a neighborhood). In accordance with the Comprehensive Plan, this district is not intended to accommodate major or large scale commercial or service activities. The CN district is intended to be oriented to and compatible with the neighborhood to be served and shall be located on a collector or arterial road.

### 4.9.2 PERMITTED PRINCIPAL USES AND STRUCTURES

1. Retail commercial outlets for sale of food, hardware, and drugs.
2. Service establishments such as barber or beauty shop, shoe repair shop, self-service laundry or dry cleaner, laundry or dry cleaning pick-up station.

The above uses are subject to the following limitations: (1) floor area of each individual outlet or establishment shall not exceed five thousand (5,000) square feet; (2) sale, display, preparation, and storage to be conducted within a completely enclosed building, and no more than twenty percent (20%) of floor area to be devoted to storage; (3) products to be sold only at retail; and (4) site and development plan approval is required for all developments (see Article 14).

### 4.9.3 PERMITTED ACCESSORY USES AND STRUCTURES

- 1 . On the same premises and in connection with permitted principal uses and structures, dwelling units only for occupancy by owners or employees thereof.
2. On-site signs (see Section 4.13)
3. Uses and structures which:
  - a. Are customarily accessory and clearly incidental and subordinate to permitted or permissible uses and structures.
  - b. Are located on the same lot as the permitted or permissible use or structure, or on a contiguous lot in the same ownership. \*

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

4.9-4 PROHIBITED USES AND STRUCTURES

1. Any use or structure not specifically, provisionally, or by reasonable implication permitted herein.
2. Residential uses, except as specified under CN accessory uses.

4.9.5 SPECIAL EXCEPTIONS

(see Articles 12 and 13)

1. Automotive service stations (see Section 4.13 for special design standards for automotive service stations).
2. Child care centers and overnight child care centers, provided:
  - a. No outdoor play activities shall be conducted before 8 a.m. or after 8 p.m.
  - b. Provision is made for areas for offstreet pick-up and drop-off of children.
3. Financial Institutions.
4. Public buildings and facilities (see Section 4.13)

4.9.6 MINIMUM LOT REQUIREMENTS (area, width)

None, except as necessary to meet other requirements as set out herein.

4.9.7 MINIMUM YARD REQUIREMENTS (depth of front and rear yard, width of side yards) (See Section 4.13 for right-of-way setback requirements . )

1. Commercial and service establishments (unless otherwise specified):
  - Front; 25 ft.
  - Side; 10 ft. for each side yard. Rear; 15 ft.
2. Child care centers and overnight child care centers:
  - Front; 20 ft.
  - Side; 10 ft. for each side yard.
  - Rear; 15 ft.
3. Wetland protection shall be provided by a minimum thirty-five (35) foot natural buffer from wetlands to improved areas, subject to the following conditions:

- a. The location of any structure, other than permitted docks, piers, or walkways elevated on pilings shall be prohibited;
  - b. The clearing of natural vegetation shall be prohibited, except for a minimum amount associated with the installation of the permitted docks, piers or walkways;
  - c. Commercial improvements shall be prohibited; and
  - d. Resource-based recreational activities may be permitted within the buffer area.
4. Perennial rivers, streams and creeks protection shall be provided by a minimum thirty-five (35) foot natural buffer from perennial rivers, streams and creeks subject to following conditions:
- a. Commercial improvements shall be prohibited.
  - b. Agriculture, silviculture and resource-based recreational . activities may be permitted within the buffer area subject to best management practices.

4.9.8 MAXIMUM HEIGHT OF STRUCTURES: NO PORTION SHALL EXCEED (see Section 4.13 for exceptions)  
Thirty-five (35) Feet.

4.9.9 MAXIMUM LOT COVERAGE BY ALL BUILDINGS

Forty (40%) percent and subject to an intensity of less than or equal to 1.0 floor area ratio.

4.9.10 MINIMUM LANDSCAPED BUFFERING REQUIREMENTS  
(see Section 4.13)

- 1 . All permitted or permissible uses (unless otherwise specified):

Where erected or expanded on land abutting a residential district, the proposed use shall provide a landscaped buffer at least than twenty (20) ft. in width along the affected rear and/or side yards as the case may be.

4.9.11 MINIMUM OFFSTREET PARKING REQUIREMENTS  
(see Section 4.13)

1. Commercial and service establishments (unless otherwise specified): one (1) space for each one hundred fifty (150) sq ft.

of non-storage floor area.

2. Childcare centers and overnight child care centers: one (1) space for each three hundred (300) sq. ft. of floor area devoted to child care activities.
3. Each residential dwelling unit: two (2) spaces for each dwelling unit.

Note: Offstreet loading required (see Section 4.13)