

6.05.14      NC – Neighborhood Commercial District

A. Purpose: This District is designated to provide for a limited range of uses in appropriate and easily accessible locations adjacent to residential areas and having access to a limited market area. This District is intended to be situated adjacent to residential areas.

Additionally, this District is intended to provide areas for low intensity commercial uses that primarily offer goods, services and opportunity for office employment nearby to surrounding residential areas. All NC uses must be located adjacent to a collector or arterial roadway unless specifically included in an overall plan of development.

Similarly, it is intended that the site plan criteria assist in evaluating economic implications with a view toward generating a stable economy and efficient, timely and economical delivery of needed public facilities and services.

B. Permitted Uses: In this District a building or premise may be used only for the following purposes:

1. Community facilities limited to public and private not-for-profit clubs, cultural and civic activities, places of worship, and childcare services.
2. Commercial activities limited to:
  - a. Business and professional offices, financial and banking, medical services, and personal services;
  - b. Restricted sales; general or specialized retail centers less than 3,000square feet in total building area;
  - c. Bed and breakfast establishments;
  - d. Live/work uses for artisans, professionals, and service providers;
  - e. Neighborhood eateries, cafes, and delis less than 1,000 square feet in total building area not including high turnover sit down restaurants or fast food restaurants with drive through windows; and
  - f. Child day care centers.
3. Second story residential uses are encouraged to be located above shops and/or offices, to the extent that on site parking, or off-site parking shared with other users, can be provided. Residential uses are not permitted on the ground floors of buildings; and
4. Accessory uses or structures to any principle use permitted in the district.
5. Mobile homes are prohibited in this District.

C. Conditional Uses: In this District, as a conditional use, a building or premise may be used only for the following purposes upon determination by the County Board of Adjustments (Zoning Review and Appeals Board) that the respective use complies with the standards regulating conditional uses in Section 6.09.00 et. seq. and complies with the site plan requirements listed in Section 4.04.00: public and private utilities and public facilities, single and multiple family dwelling structures.

D. Site Plan Approval: Site plan review, as provided for in Section 4.04.00, is required for all development proposals in this district.

E. Subdivision Conformance: Any land or lot within a plat of record (or not) on the effective date of this ordinance shall not be re-divided into two (2) or more lots unless the provisions of the subdivision regulations of Santa Rosa County, Florida (Section 4.03.00 et. seq.) have been met.

F. Density: All commercial development proposals are subject to site plan criteria of Section 4.04.00. Impervious cover is limited to a maximum of eighty-five percent (85%) of the property. NOTE: Impervious cover may be reduced further depending on features associated with the property and the proposed use of said property. All mixed commercial and residential development proposals must be developed at a maximum density of eight (8) units per acre.

G Lot Size: The minimum width of any lot developed for commercial uses or mixed Commercial and Residential uses shall be one hundred (100) feet when measured at the minimum front setback line and shall have a minimum width at the street right-of-way line of not less than one hundred (100) feet to allow for adequate ingress and egress and accel./decel. Lanes; however, multiple attached and detached businesses may occupy the same lot.

H. Building Height: No building shall be erected in this district in excess of thirty-five (35) feet in height above the required minimum finished floor elevation or two and one-half stories whichever is less, exclusive of chimneys, elevator shafts, air conditioning units and cooling towers, except as provided for in Section 2.10.01 of this Ordinance.

I Minimum Required Setbacks:

1. Setbacks Along Collector or Arterial Roads: The minimum required building setback along a collector or arterial road, as described in Section 4.04.03(D), shall be as follows:
  - a) Along a collector road, the minimum required building setback shall be twenty-five (25) feet.
  - b) Along an arterial road, the minimum required building setback shall be fifty (50) feet.

If any other setback requirement of this Code conflicts with the above requirements, the more restrictive requirements will apply.

2. Front Setback: There shall be a front building setback from any right-of-way of not less than fifty (50) feet for all uses except as provided in Section 2.10.02.
3. Side Setback: Except as provided in Section 2.10.04, no commercial building or structure shall have a setback less than five (5) feet (excluding bed and breakfast establishments and multiple family dwellings) except in the following situations:
  - a) On any side of a lot or project parcel which abuts any residential use or zone, a side building setback of thirty (30) feet shall be provided.
  - b) On any side of a lot or project parcel which abuts any rights-of-way which is not classified as an arterial road, a side building setback twenty-five (25) feet shall be provided.
  - c) Additionally, when none of the above situations apply, the minimum side building setback for bed and breakfast establishments and multiple family dwellings shall not be less than eight (8) feet.
4. Rear Setback: There shall be a rear building setback for all uses having a depth of not less than twenty-five (25) feet, except as provided in Section 2.10.03.

J. Performance Standards

1. Open Space/Landscaping: Every lot or project parcel in this district shall have a minimum of fifteen (15) percent of the total parcel area set aside for open landscaped area. All landscaped areas shall be planted and maintained in lawn, sod or natural foliage, and no part of any required open area shall be used for driveways or parking areas. Additionally, landscaping and other performance standards shall adhere to requirements as set forth in Article 7.
2. Metal buildings are excluded from this district;
3. Retail/service buildings shall have no neon on their exterior, but non-flashing neon signs may be displayed inside windows provided they occupy no more than fifteen percent (15%) of the window they are displayed.
4. Commercial uses or mixed commercial/residential uses must be so designed as to maximize compatibility with any adjacent residential uses.

K. Public Services: Within one (1) year of central wastewater collection system availability, septic tank use shall be discontinued and connection made to the central

collection system.

L. Itinerant Vendors: Itinerant vendors are prohibited in this District.