

## Sec. 7.2. CN Neighborhood commercial.

The CN district is intended to provide adequate area for commercial and institutional uses which primarily serve the local community as well as permitted residential uses which contribute to economic sustainability in a pedestrian friendly environment. CN districts should be located on primary transportation routes adjacent and inclusive of the residential neighborhoods they serve. Buildings in this district should not overwhelm adjacent residential construction and should complement surrounding areas.

### A. Bulk regulations.

#### 1. Commercial and institutional.

|                   |             |
|-------------------|-------------|
| Minimum Lot Size  | 20,000 s.f. |
| Minimum Lot Width | 100'        |

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|                            |                                      |
|----------------------------|--------------------------------------|
| Front Yard                 | 20'                                  |
| Side Yard                  | 0' or 20' if adjacent to residential |
| Rear Yard                  | 20'                                  |
| Maximum Building Height    | 35'                                  |
| Maximum Building Footprint | 75,000 s.f.                          |
| Is Design Review Required  | Yes                                  |

#### 2. Single- and two-family residences.

|                           |            |
|---------------------------|------------|
| Minimum Lot Size          | 5,000 s.f. |
| Minimum Lot Width         | 50'        |
| Front Yard                | 20'        |
| Side Yard                 | 5'         |
| Rear Yard                 | 20'        |
| Maximum Lot Coverage      | 50%        |
| Maximum Building Height   | 35'        |
| Is Design Review Required | No         |

### A. Permitted uses.

1. Administrative services.
2. Community assembly.
3. Health care.
4. Personal and group care.
5. Financial, consultative and administrative services.
6. Food and beverage services.
7. Convenience commercial.
8. General personal services.
9. General retail trade.
10. Government facility and offices.
11. Medical services.

12. Transient habitation.
13. Undertaking services.
14. Service stations.
15. Government offices and functions.
16. Educational facility, college/university.
17. Educational, primary and secondary conditional uses.
18. Landscaping and contractor supply yards.
19. Single-family dwellings.

B. Two-family dwellings.

C. *Design standards.*

- Parking lots should be located to the side or rear of the building whenever possible.
- Buildings shall have their entryway oriented to the primary street frontage.
- Outdoor storage shall be limited to the rear of the building and screened from public view. (Ord. No.

2018-1028, § 1(Exh. A), 11-20-2018; Ord. No. 2021-1089, § 1(Exh. A), 1-18-2022)