

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'

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)