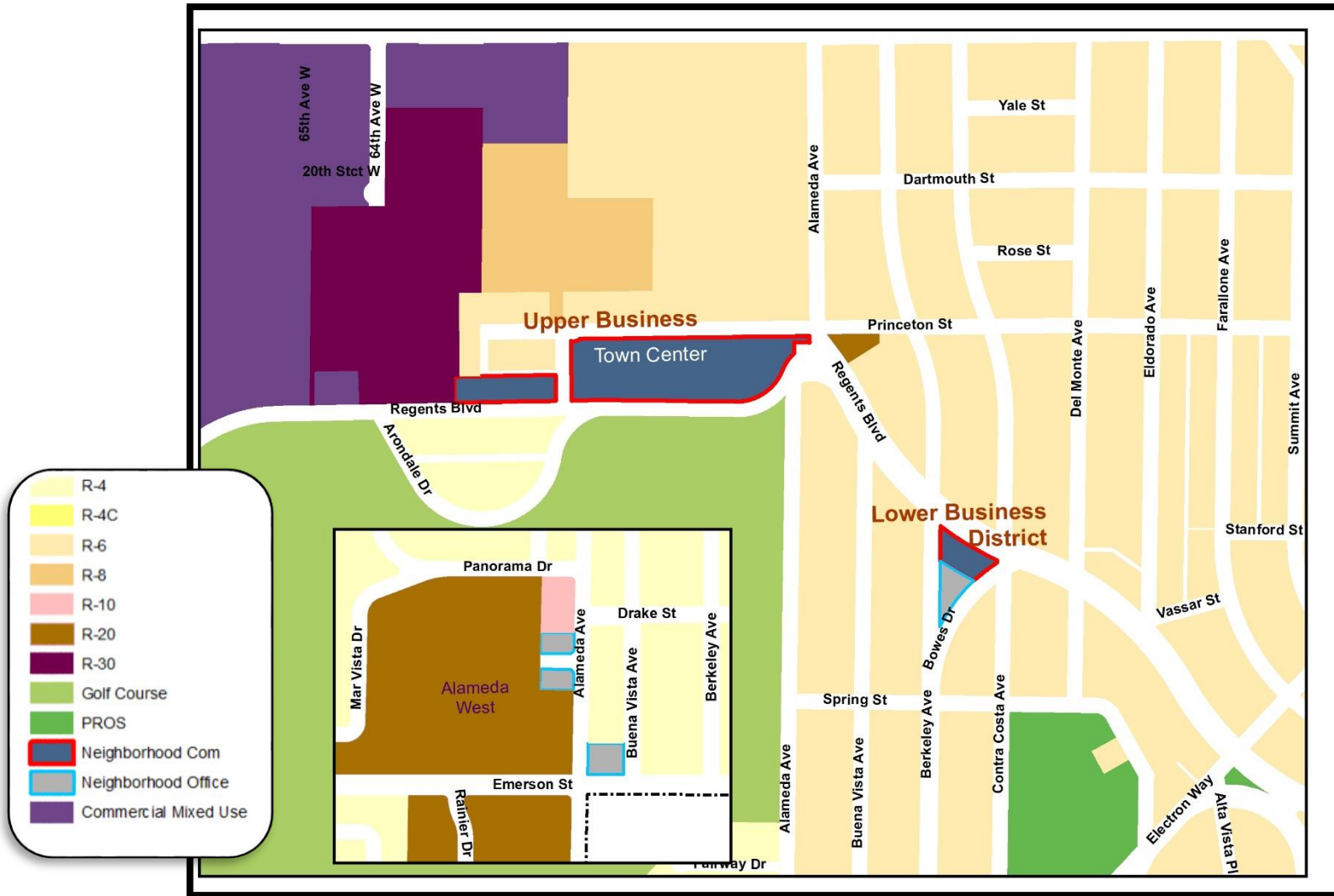


Neighborhood Commercial



Neighborhood Commercial

Zoning

- District provides for small-scale retail convenience goods and personal services primarily for the daily needs of nearby neighborhoods – more pedestrian oriented
- Grocery, pharmacies, retail stores, bakeries, restaurants, coffee shops, fitness studios, salons, medical offices, and much more (see FMC 22.46 for a full list)
- Maximum Height: 30 feet; 40 feet with underground parking
- Business Hours: 6:00 am through 12:00 midnight
- Master plans required for substantial redevelopment



Neighborhood Commercial

Design Standards

- Buildings shall be upfront with parking in the rear
- Principal entrance **should** address the street and create an architectural focus
- In general, siding textures and colors **should** reflect regional building patterns using wood siding, shingles, brick, stone, terra-cotta tile, and other features
- Concrete walls **should** be enhanced with texturing, coloring, and/or by incorporating embossed or sculptured surfaces, mosaics or artworks



Neighborhood Commercial

Discussion Starters

- Future of area
- Increased height limit
- Expand Liquor to allow lounges, brew pubs
- Expand area: north side of Regents Blvd across from lower business district
- Expanding business times, especially in the a.m.
- Design standard considerations

