

CHAPTER 1820
NC NEIGHBORHOOD COMMERCIAL DISTRICT

Section 1. Purpose.

The regulations set forth in this Chapter, or set forth elsewhere in this Ordinance when referred to in this Chapter, are the district regulations for the NC Neighborhood Commercial District.

- Neighborhood Commercial areas shall be designed to provide for a mix of residential and small commercial uses that provide products and services to surrounding neighborhood residents.
- Since this district will often be integrated into residential areas, such developments shall be designed to be compatible with the neighborhood and residential in nature.
- The district may provide a buffer from higher intensity uses to residential.

Section 2. Permitted & Special Uses.

A building or premises shall be only used for the purposes contained in Chapter 29 of this ordinance except for the existing uses special provisions contained below:

Existing Uses

Any existing use, which is conforming as of August 1, 2002, shall be considered a conforming use for that zoning lot for the purposes of this ordinance. The use can change to any other listed conforming use for the zoning lot, or to a special use. The zoning lot for the business after August 1, 2002, may expand provided that the new area is a listed conforming use for that zoning lot, or to a listed Special Use by following the procedures in Chapter 30, Special Use Regulations.

Section 3. Bulk Requirements.

The following requirements shall be observed:

Front Yard Setback	<ol style="list-style-type: none"> 1. 30 feet setback along collector streets as defined in the Marshalltown Comprehensive Plan. 2. 40 feet setback along arterial streets as defined in the Marshalltown Comprehensive Plan. 3. 20 feet setback along other streets. 4. If two or more lots in any block are occupied by buildings with setbacks less than required and the lots existed on the effective date of this Ordinance, then the average front yard depths of adjacent lots shall be the established building line.
Side Yard Setback	<ol style="list-style-type: none"> 1. 4 feet minimum each side yard, 15 feet minimum both side yards combined. 2. Corner lots: Width of yard on the side street line shall not be less than half (1/2) the depth of the front yard, except if the side yard abuts an arterial or collector street, in which case the appropriate front yard setback shall be followed.
Rear Yard Setback	None required, except adjacent to a residential district, where there shall be a 15-foot minimum setback.
Minimum Lot Area	Single-family dwellings: 5,000 square feet per dwelling unit Two-family dwellings: 5,000 square feet per dwelling unit Multi-family dwellings, Apartment hotels/motels, and Boarding houses: 5,000 square feet per dwelling unit Commercial uses: 15,000 square feet
Lot Width	An average width of 100 feet minimum. However, a building may be erected on a lot which does not

	conform to this requirement if the following conditions are met: 1. The lot existed on the effective date of this ordinance, 2. The minimum average lot width is not less than 35 feet, 3. All required setbacks and lot area requirements are maintained, 4. No adjacent, vacant lot exists to allow the creation of a conforming lot.
Building Height	2 1/2 stories or 35 feet maximum

Section 4. Parking Requirements.

1. Whenever structures are erected or structurally altered, parking spaces shall be provided on the same lot as the building in accordance with Chapter 7 of this Ordinance.
2. Parking areas shall be designed to minimize headlights shining into residential properties.

Section 5. Performance Standards.

1. Outside storage of non-saleable merchandise or other materials shall not be visible from the public right-of-way.
2. Adequate area shall be provided on the lot for snow storage.
3. All uses shall be designed and operated to be compatible with the adjacent residential uses. Specifically, limitations on design and operation of uses shall include architectural and building mass, hours of operation, delivery hours, noise and lighting controls, signage and traffic considerations.
4. All utilities shall be placed underground, where feasible.

Section 6. Architectural Standards.

1. All sides of commercial buildings visible from the public right-of-way shall be architecturally treated to produce an aesthetically pleasing facade that is compatible with residential design or compatible with surrounding buildings. Exterior materials of commercial quality shall include wood, masonite, aluminum, steel, decorative concrete block, stucco, brick or other similar materials with an effective life of 25 years or greater.
2. The zoning administrator shall review and approve architectural design to assure compliance and compatibility with the requirements. Any appeals to these administrative decisions shall be taken to the Board of Adjustment.

Section 7. Site Plan Requirements.

See Chapter 5 of this Ordinance.

Section 8. Parking Lot & Buffering requirements.

See Chapters 6 and 7 of this Ordinance.