

## SECTION

### 9

## NEIGHBORHOOD COMMERCIAL DISTRICT (NC)

Sections:

- 9-1 Application
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### **Section 9-1. Application**

**9-1.01** The regulations set forth in this section, or set forth elsewhere in these regulations, when referred to in this section, are the regulations in the Neighborhood Commercial District (NC). This commercial district is intended to provide a location for miscellaneous retail, wholesale and businesses serving the consumer public and business. Some specified commercial uses will require a Conditional Use Permit.

### **Section 9-2. Use Regulations**

**9-2.01** The uses listed below shall be permitted in the Neighborhood Commercial District. No other building, land or premises shall be used, and no building or structure shall be hereafter erected or altered unless otherwise provided for in these zoning regulations:

1. Offices and office buildings to be used only for the administrative functions of companies, corporations, social or philanthropic organizations or societies.
2. Other offices, including but not limited to, the following:
  - a. Accountants.
  - b. Architects and planners.
  - c. Artist studios.
  - d. Brokers.
  - e. Engineers, surveyors.

- f. Dentists, dental laboratories.
  - g. Lawyers.
  - i. Real estate.
  - j. Insurance.
3. Mortuaries.
4. Any store or shop for retail trade or restaurants for rendering personal, professional or business services, excluding adult entertainment uses as defined by these regulations. Any such store or shop must not produce more noise, odor, dust, vibration, blasting or traffic than specifically permitted by these regulations and City policy.
5. Government buildings, including but not limited to the following:
- a. Police stations
  - b. Emergency medical services
  - c. Fire stations.
6. A residential care facility or dwelling used for large group living, as long as the use meets all the standards contained in the High Density Residential District (R-3) for this type of use, including spacing, parking, height, area and yard regulations.
7. Adult day care, subject to the following conditions:
- a. An off-street, unobstructed, paved parking area for the pick up and drop off of participants must be provided.
8. Group day care homes and day care centers, subject to the following conditions:
- a. At least 500 square feet for every five (5) children, of contiguous, compact outside play area must be provided for outside recreation of children.
  - b. The play area must be fenced with a fence at least forty-eight (48) inches in height.
  - c. An off-street, unobstructed, paved parking area for the pick up and drop off of participants must be provided.

- d. Any body of water, natural or man-made, must be fenced and secured in accordance with the Raytown Code of Ordinances.

**9-2.02** Accessory buildings and uses customarily incidental to the above permitted uses are allowed, provided there shall be no manufacture, processing or compounding of products other than such that are customarily incidental and essential to such permitted use. Accessory buildings and uses shall be constructed in a style and manner similar to the principal building or use.

**9-2.03** Automobile sales and automobile service stations, when permitted by Conditional Use Permit and that are engaged in the sale of gasoline and oil, may openly display merchandise commonly sold by automobile service stations, e.g., oil, batteries, tires, wiper blades, etc. No permanent open display will be permitted on sidewalks or public rights-of-way. Such display will be adequately screened from adjacent residential property. Portions of the lot or tract of land used for such display and not involving any structure shall be positioned at least fifteen (15) feet from any property line.

### **Section 9-3. Parking Regulations**

**9-3.01** One (1) off-street parking space shall be provided for each three hundred (300) square feet of gross floor area.

### **Section 9-4. Height, Area and Yard Regulations**

**9-4.01** Height: Buildings or structures shall not exceed forty-five (45) feet or three (3) stories in height. Detached accessory buildings shall not exceed fifteen (15) feet.

**9-4.02** Front Yard: The depth of the front yard shall be at least thirty (30) feet.

**9-4.03** Side Yard: The depth of the side yard shall be at least twenty (20) feet. No detached accessory building shall be located less than fifteen (15) feet from any side yard.

**9-4.04** Rear Yard: The depth of the rear yard shall be at least twenty (20) feet.

**9-4.05** Maximum Building Coverage: The maximum building coverage shall be fifty (50) percent.

**9-4.06** Floor Area Ratio: The maximum floor area ratio is 1:2.

### **Section 9-5. Buffer Regulations**

**9-5.01** Every tract zoned NC that is adjacent to any zoning district with an "R" in its title shall have a buffer zone of at least thirty (30) feet along the boundary line between the two (2) districts, or if said boundary line is in the center of a street, along the edge of a street right-of-way abutting the NC district.

## **Section 9-6. Aesthetic Regulations**

**9-6.01** Applicability: All development located in this district shall be reviewed for aesthetic compatibility by the Director of Community Development. Such review may include, without limitation, requirements for building materials, building colors, building size and shape and signage.

**9-6.02** Relationship to Other Sections of the Zoning Ordinance: Such aesthetic standards shall be in addition to all other requirements contained in these zoning regulations.