

Chapter 19.215

Neighborhood Commercial Overlay Zone (NC)

19.215.010 Purpose

The Neighborhood Commercial Overlay Zone (NC) is established to:

- A. Provide nearby neighborhoods with commercial centers that encourage and allow residents to safely walk to a neighborhood center and promotes social interaction through the types of uses allowed. For instance, sit down restaurants are encouraged, while drive thru fast food restaurants are prohibited.
- B. Provide supplemental project review, limitations on uses, and additional development standards to address potential incompatibilities and adverse effects of commercial development that is adjacent or in proximity to residential neighborhoods.

19.215.020 Application and Permit Requirements

A. Application

The Neighborhood Commercial Overlay Zone may be applied to the Commercial General (CG) or Commercial Retail (CR) Zone and in combination with other overlay zones as appropriate. The Neighborhood Commercial Overlay Zone shall be applied pursuant to the procedures of Chapter 19.810 (Zoning Code Text/Map Amendment).

B. Permit Requirements

In addition to any other permits required by the Zoning Code, no new building, structure or sign exterior alteration or enlargement of an existing building, structure or sign shall be commenced in the Neighborhood Commercial Overlay Zone until Design Review and Site Plan Review Permit approval have been granted pursuant to Chapters 19.710 and 19.770, respectively.

19.215.030 Uses Permitted and Prohibited

- A. Notwithstanding the use regulations applicable to the underlying base zone, the use regulations set forth in Tables 19.215.030 A (Use Regulations for the Neighborhood Commercial Overlay Zone Permitted Uses), 19.215.030 B ((Use Regulations for the Neighborhood Commercial Overlay Zone Incidental Uses) and 19.215.030 C ((Use Regulations for the Neighborhood Commercial Overlay Zone Temporary Uses) shall apply. The Tables identify permitted uses, uses that are subject to the approval of a minor or regular conditional use permit, or uses requiring other permits. Tables 19.215.030 A (Use Regulations for the Neighborhood Commercial Overlay Zone Permitted Uses), 19.215.030 B ((Use Regulations for the Neighborhood Commercial Overlay Zone Incidental Uses) and 19.215.030 C ((Use Regulations for the Neighborhood Commercial Overlay Zone Temporary Uses) also identify those uses that are specifically prohibited. Uses not listed

in the table are prohibited unless the Zoning Administrator, pursuant to the provisions of Chapter 19.060 (Interpretation of Code) determines that the use is similar to and will have no greater impact than a permitted or conditional use listed in the Tables.




- B. Where in conflict, the provisions of the Neighborhood Commercial Overlay Zone, shall supersede the provisions of the underlying base zone. Where the provisions of a Neighborhood Commercial Overlay Zone are in conflict with any applicable Specific Plan (SP), the more restrictive provisions shall apply.

Table 19.215.030 A		
Use Regulations for the Neighborhood Commercial Overlay zone		
Permitted Uses		
Use	NC Overlay	Location of Required Standards in the Municipal Code
Accessory Buildings & Structures A. Cargo Containers		See Incidental Uses Table
Adult-Oriented Businesses	X	9.40 – Adult-Oriented Businesses 19.240 – Adult-Oriented Businesses
Agricultural Field Office		See Incidental Uses Table
Agriculture, Horticulture and Growing of Nursery Plants (Farms, Field Crops, Flower & Truck Gardening, Orchards, Ranches & Tree Crops)	X	
Aircraft Charter Services	X	For parking see Offices – Business and Professional under 19.580
Aircraft Parts, Supplies, Merchandise and Equipment Shops	X	For parking see Vehicle Sales under 19.580
Aircraft Sales, Rental, Service, Repair and Storage	X	For parking see Vehicle Sales under 19.580
Airports – Private	X	
Airports – Public	X	
Alcohol Sales		See Incidental Uses Table
Ambulance Company with Vehicle Storage	X	5.65 – Convalescent Transport Vehicles 5.66 – Ambulances
Animal Keeping		See Incidental Uses Table
Arcades and Internet/Cyber Cafés	MC	19.245 – Arcades and Internet/Cyber Cafés
Artist Studio (Including Photo)	P	For parking see Offices – Business, and Professional under 19.580
Assemblies of People – Entertainment – Not Including Adult-Oriented Businesses (e.g., Theater – Live Performance, Motion Picture, Auditoriums, Banquet Halls, Night Clubs, etc.)	X	19.250 – Assemblies of People – Entertainment 5.24 – Dance Halls & Public Dances
Assemblies of People – Non-Entertainment (e.g., Places of Worship, Fraternal, Service Organizations, Conference Facilities, etc.) A. Storefront	X X	19.255 – Assemblies of People – Non-Entertainment 5.24 – Dance Halls & Public Dances 5.60 – Bingo

Table 19.215.030 A

Use Regulations for the Neighborhood Commercial Overlay zone

Permitted Uses

Use	NC Overlay	Location of Required Standards in the Municipal Code
Assisted Living (Residential Care Facilities)	X	19.260 – Assisted Living 5.65 – Convalescent Transport Vehicles
Astrology and Fortune-telling (Occultist)	X	9.42 – Fortunetelling & Occult Arts For parking see Offices – Business, and Professional under 19.580
Auction House (Indoor)	X	For parking see Assemblies of People under 19.580
Auxiliary Dwelling Unit		See Incidental Uses Table
Bail Bonds Office	X	19.265 – Bail Bonds Establishments For parking see Offices – Business, and Professional under 19.580
Bakery – Retail	P	For parking see Retail Sales under 19.580
Bakery – Wholesale	X	For parking see Manufacturing under 19.580
Banks and Financial Institutions/Services, Including Brokerages	P	
Bars, Saloons, Cocktail, Lounges & Taverns	C	
Bed and Breakfast Inn A. In Historic Residence (Not part of a Mixed Use Development)	X MC ¹	19.325 – Historic Residence Used for Retail Business, Office or Bed and Breakfast
Boardinghouse	X	
Boarding of Cats and Dogs/Kennels	X	19.270 – Boarding of Cats and Dogs/Kennels
Bus Terminals	X	19.275 – Bus Terminals
Business Support Services & Facilities (Including Graphic Reproduction, Computer-services, etc.)	P	
Caretaker Living Quarters		See Incidental Uses Table
Catering Establishments	X	6.08 – Regulation of Food Establishments and Food Facilities 6.09 – Regulation of Food Handlers
Cemeteries, Mortuaries & Ancillary Uses A. Crematoriums	X	
Check Cashing	X	19.280 – Check Cashing Establishments For parking see Banks and Financial Service under 19.580
Commercial Storage Facilities (Mini-Warehouse) ²		19.190 – Commercial Storage Overlay Zone
Contractor's Storage Yard	X	19.280 – Contractor Storage Yard

¹ Only in a historic residence pursuant to Chapter 19.325.

² Commercial Storage Facilities are permitted in all zones with the Commercial Storage Overlay Zone (Chapter 19.190).

Table 19.215.030 A

Use Regulations for the Neighborhood Commercial Overlay zone

Permitted Uses

Use	NC Overlay	Location of Required Standards in the Municipal Code
Day Care Centers – Child or Adult	C	19.290 – Day Care Centers – Child
Drive-thru Lanes		See Incidental Uses Table
Drug Store or Pharmacy – A. 2,000 sq. ft. or less B. More than 2,000 sq. ft.	P P	
Entertainment		See Incidental Uses Table
Equipment (Large) Sales and Rental	X	19.300 – Equipment (Large) Sales and Rental
Equipment (Small) Sales and Rental	X	
Farmers' Markets – Certified	MC	19.305 – Farmers' Markets – Certified
Florist Shops	P	19.310 – Florist Shops For incidental sale of alcohol see 19.450 – Alcohol Sales
Flying Schools	X	
Fueling Systems – Private (Above Ground Tanks)		See Incidental Uses Table
Furniture Upholstery	X	
Group Housing (Convalescent Homes, SRO's, Alcohol & Drug Treatment Facilities, 6 or Fewer Occp)	X	19.315 – Group Housing
Group Housing (Convalescent Homes, SRO's, Alcohol & Drug Treatment Facilities, more than 6 Occp)	X	19.315 – Group Housing
Hangars	X	
Heliport or Helistop	X	19.320 – Heliports and Helistops
Historic Residence Used for Retail Business, Office or Bed and Breakfast		See Bed and Breakfast Inn, Office and Retail Sales on this table
Home Improvement, Sales and Service (Hardware, Lumber and Building Material Stores) – Retail: A. Under 20,000 sf B. 20,000 sf or More	P X	See Incidental Uses Table for Outdoor Display
Home Occupations		See Incidental Uses Table
Hotel Hotel/Motel - Long-term Stay Motel	X X X	5.32 – Transient Occupancy Tax 9.55 – Limitation on Continuous and Cumulative Occupancy of Transient Hotels and Motels 19.330 – Hotel/Motel, Long-Term Stay
Laboratories – Research	X	
Laundry, Commercial (Cleaning Plants, Industrial Laundries, Carpet and Upholstery Cleaners)	X	
Live/Work Unit	X	See Live/ Work Units "A Guide For Developers And Property Owners" 19.335 – Live/Work Units

