

**CHAPTER 18.58**  
**NC-1 NEIGHBORHOOD COMMERCIAL ZONE**

**18.58.010: APPLICABLE REGULATIONS:**

Within the NC-1 zone the location and use of buildings, structures and land are regulated and restricted as set forth in this chapter. (Ord. 2002-05, 3-20-2002)

**18.58.020: GENERAL OBJECTIVES AND CHARACTERISTICS:**

The purpose of the NC-1 zone is to create a mixture of light commercial activities and residential uses. All project approvals shall be compatible with adjacent residential uses. The zone is characterized by clean, well lighted streets and pedestrianways, with ample off street parking for the convenience and safety of the public. Generally, all commercial activities should be confined within approved on site structures. Representative uses in this zone include, but are not limited to, bakeries, beauty and barber shops, small professional offices, single-family dwellings, electrical appliance repair, and the like. (Ord. 2002-05, 3-20-2002)

**18.58.030: PERMITTED USES:**

There are no permitted uses for the NC-1 neighborhood commercial zone. (Ord. 2002-05, 3-20-2002)

**18.58.040: CONDITIONAL USES:**

All uses shall be conditional uses and must be compatible with the general characteristics of the NC-1 zone. Examples are as noted, but not limited to, the following:

Bakeries.

Beauty and barber shops.

Bed and breakfast.

Book, stationery, and office supply stores.

Camera and photographic supply stores.

Computer goods and services.

Electrical appliance repair (light).

Florist shops.

Gift stores, craft stores, or antique stores.

Photocopy centers.

Professional offices.

Restaurants (no drive-through).

Shoe repair.

Uses will be strictly prohibited next to a residential zone that involve open storage of merchandise or equipment, trade or industry that is offensive by reason of the emission of odor, smoke, gas, vibration or noise, obstructive lighting or uses which generate significantly more traffic than adjacent residential uses. The business shall not be open to

the public before six o'clock (6:00) A.M or after ten o'clock (10:00) P.M.

The planning commission may impose conditions that may mitigate concerns of adjacent residents. (Ord. 2002-05, 3-20-2002)

**18.58.050: RESIDENTIAL USES:**

A. The business owner/manager may be allowed to reside in the structure if the structure meets the definition of a dwelling unit and is located on a lot at least one acre in size.

B. Single-family dwellings (lot size and density shall conform to the nearest residential zone). (Ord. 2002-05, 3-20-2002)

**18.58.060: LOTS, BUILDINGS, YARDS, AND OPEN SPACE:**

A. The structures in the NC-1 zone must be placed on approved building lots. Each lot must contain a minimum of one hundred twenty feet (120') of frontage, upon a publicly maintained street, and a minimum of eighteen thousand (18,000) square feet.

B. The setback requirements are as follows (in feet):

1. Front Yard From Lot Line: Thirty feet (30') or where a lot in the NC-1 zone abuts a lot in any residential zone, there shall be provided a landscaped front yard equal to the residence on the abutting property, whichever is greater.

2. Side And Rear Yards: Ten feet (10') on any boundary abutting commercially zoned property and thirty feet (30') on any boundary abutting residentially zoned property.

C. In order to accomplish the intention of the NC-1 zone, structures in the NC-1 zone may not have a footprint which exceeds thirty percent (30%) of the lot size.

D. All approved projects shall meet any other requirements and restrictions relevant to the NC-1 zone found in chapter [18.26](#) of this title. (Ord. 2002-05, 3-20-2002)

**18.58.070: OTHER REQUIREMENTS:**

A. Signs: All signs erected in the NC-1 zone shall be in conformance with the sign provisions of chapter [18.86](#) of this title.

B. Uses Within Buildings: All uses established in the NC-1 zone, including storage, shall be conducted entirely within a fully enclosed building.

C. Landscaping: The following landscaping provisions shall apply in the NC-1 zone:

1. Yards: The front and side yard areas adjacent to a public street, shall be maintained with suitable landscaping of plants, shrubs, trees, grass, and similar landscaping materials. The landscaping plan shall be approved by the planning commission as to type, size and amount of landscaping.

2. Parking Areas: Parking areas shall be landscaped around the periphery and at the end of parking rows in accordance with the landscaping plan approved as part of the project plan approval procedure.

3. Sidewalks: A sidewalk at least five feet (5') wide is required on all frontage abutting a public street. The sidewalk will be built to city specifications, will connect to adjacent sidewalks and will be separated from the required curb and gutter by a planter strip at least six feet (6') wide. If an adjacent property has a sidewalk or planter strip the sidewalk

and planter strip shall conform with that of the adjacent properties. The planter strip will contain trees at least six feet (6') in height and three inch (3") caliper or conform with the existing planter strips on adjacent properties. It will be the private property owner's responsibility to maintain the planter strip.

4. Plantings: Plantings in front setbacks may not impede the vision of traffic.

D. Trash And Storage: No trash, used materials, or wrecked or abandoned vehicles or equipment shall be stored in an open area. All such materials must be screened from public streets and adjacent properties with an opaque fence or wall, or must be stored in a fully enclosed building. Outside storage of commercial goods or materials is expressly prohibited. Containers for trash storage of a size, type and quantity approved by the city shall be screened by a sight obscuring fence and maintained in a location approved by the planning commission in conjunction with approval of a project plan. The location shall be no closer than twenty five feet (25') from an adjacent property line.

E. Walls, Fences And Screening:

1. No wall, fence or opaque hedge or screening material higher than thirty six inches (36") shall be maintained within a required front yard in an NC-1 zone.

2. A decorative masonry wall at least six feet (6') in height shall be erected along all property lines which lie immediately adjacent to any residential zone, except that alternative screening may be used, if jointly agreed to in writing by surrounding property owners which may include a landscape hedge of six feet (6') at a two (2) year maturity, wood fence or a combination of landscaping with chainlink with or without slats. In the case where there is mutual agreement by adjoining property owners and approved by the planning commission or its designee, this requirement may be waived.

3. All mechanical equipment (i.e., air conditioners, fans, pumps, etc.) shall be located within, or on the side of the building, or on the roof with parapet walls. Any mechanical equipment located on the outside of the building within twenty five feet (25') of the nearest residential use/dwelling must have a visual/noise barrier (masonry wall or landscaping) that completely surrounds the equipment and extends at least one foot (1') above the equipment, with the exception that any equipment located outside of the building must have the aforementioned visual noise barrier regardless of its distance from a residential use.

F. Parking: Each lot or parcel in the NC-1 zone shall have, on the same lot or parcel, automobile parking sufficient to meet the following requirements:

Bakeries	1 space per 250 square feet of gross floor area
Beauty and barber shops employee at highest employment shift, whichever is greater	1 space per 200 square feet of gross floor area or 2 spaces per
Book, stationery and office supply stores	1 space per 200 square feet of gross floor area
Camera and photographic supply stores	1 space per 200 square feet of gross floor area

Computer goods and services	1 space per 200 square feet of gross floor area
Electrical appliance repair (light)	1 space per 250 square feet of gross floor area
Florist shops	1 space per 200 square feet of gross floor area
Photocopy centers	1 space per 200 square feet of gross floor area
Professional offices	1 space per 200 square feet of gross floor area
Restaurants area including outside seating, whichever is greater	1 space per 4 seats or 2 spaces per 100 square feet of gross floor
Additional spaces	If a residence is located within the building, 2 additional parking spaces will be required

Parking requirements for uses not specified will be recommended by the plan review committee at the time of review. The parking requirement approved by the planning commission will be based on comparable uses and Institute of Transportation Engineers national parking standard data.

All parking spaces shall be paved with asphaltic cement or concrete and shall be provided with paved access from a public street. Said spaces shall be provided with adequate drainage which shall not run across a public sidewalk or into an irrigation ditch. Parking spaces shall not be provided within a required front yard or side yard adjacent to a public street.

No loading docks, drive-throughs, delivery pick up areas, etc., may be located within fifty feet (50') of a residential use/dwelling. These areas must be screened from the public's view with a six foot (6') masonry wall.

When requirements within this subsection F conflict with requirements set forth within subsections [18.84.270E](#), H, N2, and R of this title, this subsection F shall take precedence. All other requirements within section [18.84.270](#) of this title are applicable to the NC-1 zone.

#### G. Project Plan Approval:

1. Concurrent with any request to rezone property to the NC-1 zone a preliminary project plan shall be submitted for review and recommendation by the Mapleton City planning commission, and the site plan review committee. Said preliminary project plan shall be drawn to scale and shall contain the following information:

- a. Location of all existing and proposed buildings and structures on the site, including an indication of the proposed uses;
- b. The location of all parking spaces, driveways, and points of vehicular ingress and egress;
- c. A conceptual signing plan showing the location and size of typical signs;
- d. A conceptual landscaping plan showing planting materials to be used together with the location of fences, walls, hedges, and decorative materials;

e. Preliminary elevations of the buildings showing the general appearance and types of exterior materials to be used.

2. Prior to the construction of any building or any structure in the NC-1 zone, a final project plan shall be submitted and approved. Said project plan must be drawn to scale and shall contain all required information designated on the application checklist. All final plans must be approved by the city council, after a formal recommendation from the planning commission and the plan review committee. It is the intent of this chapter that the structures in the neighborhood commercial zone have a residential appearance.

3. Any failure to submit a final project plan within two (2) years of the approval of the preliminary project plan shall terminate all proceedings and render the preliminary plan null and void. (Ord. 2002-05, 3-20-2002)

**18.58.080: TEMPORARY STRUCTURES:**

Temporary structures are not permitted, except if they are bonded for removal and removed within one year's time, as currently allowed by this code. (Ord. 2002-05, 3-20-2002)