

Sec. 4.06. - NC neighborhood Commercial District.

4.06.01. *Description:* The NC - Neighborhood Commercial District is designed to facilitate centers which accommodate trade and personal services meeting the basic needs of families residing in areas adjacent to such centers. Requirements for sunlight, natural air circulation, open space, and off-street parking area more restrictive in the NC District because the retail trade and services located within it are intended to become an integral part of the neighborhood and must operate in harmony with other residential, educational, religious and recreational land use activities. Uses allowed in the district are intended to produce a relatively low traffic volume and are not intended to create any noise, lighting, glare, or odors abnormal to a residential environment. No outside storage of goods or materials is allowed. Screening and buffering standards are incorporated to reduce the negative impact of the NC District land-uses on abutting residential neighborhoods. The regulatory provisions of this district are aimed at achieving the goals, objectives and policies identified in the Santa Fe Comprehensive Plan.

4.06.02. *Uses Permitted by Right:* Please see Appendix 4F Zoning District Matrix, at the end of this Section of the Ordinance.

4.06.03. *Conditional Uses:* Please see Appendix 4F Zoning District Matrix, at the end of this Section of the Ordinance.

4.06.04. *Area Regulations:* For a comprehensive review of area regulations pertaining to all zoning districts, please see Appendix 4F Lot Area and Standards Matrix, at the end of this Section of the Ordinance.

4.06.05. *Standard for Single-Family Residential Use of Commercial Property:* Single-family residential construction placed in this commercial district shall conform to the more restrictive of the standards for both R-1 - Single-Family Residential District and NC - Neighborhood Commercial District in which placed.

4.06.06. *Single-Family Residential Subdivision Prohibited:* Property within commercial districts shall not be subdivided for R-1 - Single-Family Residential District purposes.

4.06.07. *Performance Regulations Arising from Scale:*

A. This district contains Small Scale and Large Scale provisions. If a property and associated buildings meet all of the Small Scale criteria, then the property qualifies to be constructed under the Small Scale Performance Standards. If the property or associated buildings fail to meet any of the Small Scale criteria then the property must meet the provisions of the Large Scale Performance Standards. The Large Scale Performance Standards shall be the default standards.

B.

When a property is modified in a manner that removes it from the Small Scale category it must be upgraded to the Large Scale Performance Standards, consistent with the controlling PENC (Pre-existing nonconforming) notes accompanying the matrix text. No Occupancy Permit shall be issued until all characteristics of the upgrade are consistent with these standards.

- C. A Temporary Occupancy may be issued by the Development Officer during the construction phase when continuous occupancy of parts of the facility can be maintained. Failure to abate the pre-existing nonconforming conditions in a timely manner shall be cause to cancel such Temporary Occupancy Permit.

4.06.08. *Criteria and Regulations:*

See Appendix 4-A for NC - Neighborhood Commercial District Small Scale Criteria and Regulations.

See Appendix 4-A for NC - Neighborhood Commercial District Large Scale Criteria and Regulations.

See Appendix 4-A for Accompanying "Notes and Pre-existing Non-conforming (PENC) Conditions".

