

3. Land Uses

Neighborhood Commercial

The purpose of this type of use is to provide for commercial and service enterprises which are customarily associated with residential development. It is further the intent to allow for uses which are frequented for personal goods or services such that there is a reduction in the number and length of vehicle trips, but to not accommodate uses associated with higher traffic volumes.

Table 3-1. Neighborhood Commercial Uses

All of these uses are allowed without the need for a Special Use Permit

1. Art galleries, artisan and craft studios, libraries, museums, bookstores, schools of the arts (e.g., dance studio/children's theater).
2. Bakery, retail (baking on premises with all baked goods sold at retail on premises).
3. Barber and beauty salons.
4. Child care facilities.
5. Convenience service establishments such as tailoring, shoe repair, florists and the like.
6. Professional, business, financial, civic or public utility offices.
7. Quick copy establishment limited to a maximum area of 1,000 square feet.
8. Residential uses.
9. Restaurants with or without alcohol service. Service/sale of alcohol in restaurants standards: Start time on school days is 11:00 a.m. Start time on Saturday, Sunday and School Holidays is 7 am. Close time for alcohol sales is 9 pm Sunday-Thursday and 11 pm Friday, Saturday and School Holidays. The wine bar start time is 4 pm on school days and 7 am on Saturday, Sunday and School Holidays. The close time is 11 pm on Friday, Saturday and School Holidays, and 9 pm Sunday through Thursday. The sale of food is required with all alcohol service except for the wine bar.
10. Retail sales establishments, including office supply stores. All merchandise shall be stored and displayed in a building. Retail sales establishments may include incidental processing, repair and rental activities provided that they are accessory and subordinate to the retail sales use, and provided that all storage, processing and repair of merchandise occurs within the principal building. A plant nursery or a florist may have merchandise stored and displayed outside a building.
11. Video rental establishments limited to a maximum area of 1,000 square feet.
12. Pet stores.
13. Collection station-limited to recycling of paper, aluminum or glass only. Such facilities shall not include any processing of materials collected. Size, appearance and location shall be subject to approval by the Community Development Department staff.
14. A maximum of one Wine bar in conjunction with package sales of wine not to exceed 1,000 square feet shall be permitted consistent with the days and hours of operation listed in Item 9., Restaurants, above.
15. Accessory uses which are incidental to and customarily associated with the above permitted uses.
16. Uses listed herein require no further review other than compliance with the SPD standards.