

23.34.078 - Neighborhood Commercial 3 (NC3) zones, function and locational criteria.

- A. Function. To support or encourage a pedestrian-oriented shopping district that serves the surrounding neighborhood and a larger community, citywide, or regional clientele; that provides comparison shopping for a wide range of retail goods and services; that incorporates offices, business support services, and residences that are compatible with the retail character of the area; and where the following characteristics can be achieved:
1. A variety of sizes and types of retail and other commercial businesses at street level;
  2. Continuous storefronts or residences built to the front lot line;
  3. Intense pedestrian activity;
  4. Shoppers can drive to the area, but walk around from store to store;
  5. Transit is an important means of access.
- B. Locational Criteria. A Neighborhood Commercial 3 zone designation is most appropriate on land that is generally characterized by the following conditions:
1. The primary business district in an urban center or hub urban village;
  2. Served by principal arterial;
  3. Separated from low-density residential areas by physical edges, less-intense commercial areas or more-intense residential areas;
  4. Excellent transit service.

(Ord. 122311, § 11, 2006; Ord. 117430, § 18, 1994; Ord. 116795, § 4, 1993; Ord. 112777 § 2(part), 1986.)