

Section 24. C-N Neighborhood Commercial District

PURPOSE: The purpose of the C-N Neighborhood Commercial District is to provide locations for the development of planned retail shopping and service facilities which are located and designed expressly to serve the needs of adjacent residential neighborhoods. C-N Districts are intended for retail commercial uses which have a neighborhood orientation and which supplies necessities requiring frequent purchase with a minimum of consumer travel. Such facility should not be so large or so broad in scope of services as to attract substantial amounts of trade from outside the neighborhood.

USES GENERALLY: In a C-N Neighborhood Commercial District no land shall be used and no building shall be erected for or converted to any use other than as hereinafter provided.

A. PERMITTED USES: The following uses shall be permitted as principal uses.

1. Planned neighborhood shopping centers defined as a combination of retail stores, offices, personal service establishments and similar uses whose aggregate gross floor area does not exceed one hundred thousand (100,000) square feet.
2. Any use permitted in the P-O Professional Office District provided that the total floor area devoted to office use does not exceed thirty (30) percent of the total floor area permitted on the lot.
3. Any use permitted in the LB Limited Business District.
4. Restaurants excluding drive-ins or drive-through facilities.
5. Day Nursery and kindergarten.
6. Variety and dry goods stores.
7. Retail sales of second hand goods in an enclosed building provided the space does not exceed 3,000 (three thousand) square feet in area.

B. ACCESSORY USES: The following uses shall be permitted as accessory uses provided that such use shall be located not less than twenty (20) feet from any street right-of-way.

1. Swimming pool no nearer than one hundred twenty (120) feet to any residentially zoned district.
2. Mechanical equipment no nearer than one hundred twenty (120) feet to any residentially zoned district.

3. Screened garbage storage on a concrete pad no nearer than fifty (50) feet to a residentially zoned district and not located between the front of the building and any street right-of-way.
4. Off-street parking to serve permitted uses provided that any off-street parking or vehicular use area within sixty (60) feet of a residentially zoned district shall be separated from said lot by a blind fence, berm, wall or landscaping at least six (6) feet high.
5. Signs advertising uses on the premises in accordance with Section 60 of this Ordinance.

C. **CONDITIONAL USES:** The following uses may be permitted provided they meet the provisions of, and a Conditional Use Permit is issued pursuant to Section 48 of this Ordinance.

1. Alcoholic beverage sales provided a special permit is issued in accordance with Section 42.B. of this Ordinance.
2. Tire, battery, and accessory stores located within a planned shopping center.
3. Automotive parts and supplies completely in an enclosed building.
4. Drive-in or drive-through restaurants.
5. Gasoline services.
6. Private clubs and service organizations.
7. Veterinarian including veterinary hospitals where small animals are kept overnight.
8. Planned Commercial Centers.
9. Any individual retail store, office, personal service establishment, restaurants, or other uses provided for in Section 24.A. with a floor area open to the public, including display, service and sales, greater than ninety-five hundred (9,500) square feet.
10. Personal Care Facilities.
11. Any use allowed within this district with drive-in or drive-through service.
12. Inns

13. Outside display and sales of merchandise.
14. Call centers.
15. Public institutions and nonprofit institutions of any educational, religious or cultural type, including private and charter schools, but excluding corrective institutions and hospitals.
16. Retail sales of secondhand goods in an enclosed building where the size of the space exceeds 3,000 (three thousand) square feet in area.
17. Any use allowed within this district with outdoor speakers.

D. LIMITATION ON USES:

1. The C-N District is intended for neighborhood scale shopping and service facilities and the total retail or commercial shopping floor area on any lot or parcel shall not exceed one hundred thousand (100,000) square feet. No individual retail store, office, personal service establishment, restaurant or other uses provided for in Section 24.A. shall have a floor area open to the public, including display, service and sales, greater than ninety-five hundred (9,500) square feet.
2. The maximum size of any C-N District shall not exceed twelve (12) acres in size.
3. The hours of operation for uses provided for in Section 24.C.10 shall be limited to between the hours of 7:00 a.m. to 10:00 p.m. unless specifically provided for in the Conditional Use Permit.

E. PLAN REQUIREMENTS: No application for a building permit for construction of a principal building shall be approved unless:

1. A Plat, meeting all requirements of the City of Grapevine has been approved by the City Council and recorded in the official records of Tarrant County.
2. A Site Plan, meeting the requirements of Section 47, has been approved.
3. A Landscape Plan, meeting the requirements of Section 53, has been approved.

F. DENSITY REQUIREMENTS: The following bulk and intensity of use requirements shall apply:

1. **MAXIMUM DENSITY:** The maximum density within a C-N District shall not exceed a floor area ratio of 0.20.
2. **LOT SIZE:** The minimum lot size in a C-N Neighborhood Zoning District shall be twenty thousand (20,000) square feet.
3. **MINIMUM OPEN SPACE:** At least twenty (20) percent of the total lot area shall be devoted to nonvehicular open space. (Nonvehicular open space is any area not devoted to buildings, parking, loading, storage, or vehicular use.) Planned Commercial Centers permitted as a conditional use shall meet the requirements of Section 24.N.3.
 - a. Landscaping in excess of the required minimum open space that is located in the rear yard of the site shall not be used to meet the minimum open space requirements for the site.
4. **DISTRICT SIZE:** The minimum size of any C-N Neighborhood Commercial Zoning District shall be one (1) acre and the maximum size of any C-N Neighborhood Zoning District shall not exceed twelve (12) acres.
5. **MAXIMUM IMPERVIOUS SURFACE:** The combined area occupied by all main and accessory structures, parking, storage, loading and other paved areas shall not exceed eighty (80) percent of the total lot area.

G. AREA REGULATIONS: The following minimum standards shall be required:

1. **LOT WIDTH:** Every lot shall have a minimum width of one hundred twenty-five (125) feet.
2. **LOT DEPTH:** Every lot shall have a minimum depth of not less than one-hundred-fifty (150) feet.
3. **FRONT YARD:** Every lot shall have a front yard of not less than twenty-five (25) feet which shall be utilized as a landscaped setback area. Front yards shall not be used for any building, structure, fence, wall or storage area, except that signs may be permitted in this area. Front yards shall be landscaped with grass, shrubbery, vines, or trees, and no part shall be paved or surfaced except for minimum access, driveways and sidewalks in accordance with Section 53 of this Ordinance.
4. **SIDE YARDS:** Every lot shall have two side yards, each of which shall be not less than ten (10) feet in width. Planned Commercial Centers permitted as a conditional use shall meet the requirements of Section 24.N.1.
5. **REAR YARD:** Every lot shall have a rear yard of not less than twenty-five

(25) feet in depth. Planned Commercial Centers permitted as a conditional use shall meet the requirements of Section 24.N.1.

6. DISTANCE BETWEEN BUILDINGS: The minimum distance between detached principal or accessory buildings on the same lot shall be not less than twenty (20) feet.
- H. BUFFER AREA REGULATIONS: Whenever any C-N District abuts a residential district, an appropriate buffer and screen shall be provided in accordance with the provisions of Sections 24(M)4., and 53 of this Ordinance. In addition, no building or structure shall be located nearer to any residentially zoned property than a distance equal to one and one-half (1-1/2) times the height of such building or structure.
- I. HEIGHT:
1. No principal structure shall be erected or altered to a height exceeding thirty (30) feet except buildings located adjacent to an R-20, R-12.5, or R-7.5 Residential district shall not exceed one (1) floor level and twenty-five (25) feet in height.
 2. No accessory structure shall be erected or altered to a height exceeding fifteen (15) feet.
- J. LANDSCAPING REQUIREMENTS: Landscaping shall be required in accordance with Section 53 of this ordinance.
- K. OFF-STREET PARKING: Off-street parking shall be provided in accordance with the provisions of Sections 56 and 58 and shall be landscaped in accordance with Section 53 of this Ordinance.
- L. OFF-STREET LOADING: Off-street loading shall be provided in accordance with the provisions of Section 57 and 58 of this Ordinance.
- M. DESIGN REQUIREMENTS: The following design requirements shall apply in the C-N District:
1. No outdoor storage, except for refuse disposal, shall be permitted. Refuse disposal areas shall be landscaped and screened from view.
 2. Mechanical and electrical equipment, including air conditioning units, shall be designed, installed and operated to minimize noise impact on surrounding property. All such equipment shall be screened from public view.
 3. Lighting shall be designed to reflect away from any adjacent residential area.

4. Whenever a C-N District is adjacent to any residentially zoned district, a buffer strip, at least twenty (20) feet in width shall be provided between the two (2) districts. A wall, fence or berm shall be erected to effectively screen the C-N District from the residential area. No streets, alley, vehicular storage or use shall be permitted in the required buffer strip.
5. The masonry requirements of Section 54 shall be met.
6. **ADDITIONAL BUFFERING, SCREENING, FENCING & LANDSCAPING.** The Planning and Zoning Commission may recommend and the City Council may require additional buffering, screening, fencing and landscaping requirements on any zone change, conditional use or special use case or concept plan in addition to or in lieu of buffering, screening fencing or landscaping requirements set out specifically in each use district when the nature and character of surrounding or adjacent property dictate a need to require such methods in order to protect such property and to further provide protection for the general health, welfare and morals of the community in general.

N. **PLANNED COMMERCIAL CENTER DESIGN REQUIREMENTS:** Each lot or parcel of land created within a Planned Commercial Center shall comply with the following requirements:

1. **MINIMUM YARD REQUIREMENTS OF PLANNED COMMERCIAL CENTERS:** The front yard requirements contained in Section 24.G.3. shall be applicable to each lot or parcel of land within a Planned Commercial Center. A minimum ten (10) foot side and a minimum twenty-five (25) foot rear yard shall be required around the outside perimeter of the Planned Commercial Center. Minimum side and rear yard requirements of interior lots may be required if deemed necessary by City Council in order to meet the provisions of Section 48.
2. **LANDSCAPING REQUIREMENTS OF PLANNED COMMERCIAL CENTERS:** The minimum landscaping requirements of Section 53 H.2(b) shall be applicable around the outside perimeter of a Planned Commercial Center. For interior lots the minimum landscaping requirements of Section 53.H.2.b. may be required if deemed necessary by City Council in order to meet the provisions of Section 48.
3. **MINIMUM OPEN SPACE REQUIREMENTS OF PLANNED COMMERCIAL CENTERS:** At least twenty (20) percent of the total site area of the Planned Commercial Center shall be devoted to nonvehicular open space (nonvehicular open space is any area not devoted to buildings, parking, loading, storage, or vehicular use.)

4. BUILDING ELEVATIONS OF PROPOSED STRUCTURES SHALL BE SUBMITTED WITH THE SITE PLAN REQUIRED BY SECTION 48.D.7.