

## SECTION 22 C-3 NEIGHBORHOOD COMMERCIAL DISTRICT

(a) *Purpose and Intent* This district is intended for uses that provide convenience goods or personal services primarily to people residing in adjacent residential areas. It also includes selected retail and service uses that are similar in land use intensity and physical impact to neighborhood sales and service uses permitted in this district. This district is designed to accommodate compact, freestanding commercial centers or to function as a transition between more intense commercial uses and residential neighborhoods. Because the permitted retail and personal service uses may be an integral part of the neighborhood, more restrictive requirements for light, air, open space, building design and landscaping are made than are provided in other commercial districts. This district should be located along or at the intersections of major collector or higher classification streets.

### (b) *Permitted and Conditional Uses*

#### **PERMITTED USES**

Advertising Agency  
Artist's Studio  
ATM Machines  
Bakery Shop  
Barber or Beauty Shop  
  
Bed & Breakfast  
Bicycle Shop  
Book/Stationery Store  
Business Office  
Camera Shop  
Catalog Sales  
Catering Service  
China Shop  
Church  
Clinic (Medical, Dental or Optical)  
Cosmetic Sales  
Costume Rental  
Dental Supplies  
Drug Store w/ Drive-Thru  
Dry Cleaner/Laundromat  
Engraver  
Entertainment, Indoor  
Fire Station  
Florist Shop  
Food Specialty Store  
Furniture Repair  
Garden Supplies  
General Merchandise Store

#### **CONDITIONAL USES**

Auto Parts & Supplies  
Bait Shop  
Bindery  
Broadcast Studio  
Business Trades, i.e. plumbing,  
Heating & air conditioning  
  
Cabinet or Woodwork Shop  
Car Wash  
Club or Lodge w/ Alcohol  
Community Center  
Convenience Store w/ Gas  
Dance Studio  
Day Care Center  
Entertainment, Outdoor  
Equipment Repair  
Financial Institution  
Fitness/Health Spa  
Frozen Food Locker  
Golf Course  
Governmental Services  
Grocery Store  
Heliport  
Laundromat, Public  
Linen Supply & Industrial Laundry  
Lumber Yard, w/ or w/o Sales  
Mortuary or Funeral Home  
Nursing or Convalescent Home  
Paint or Wallpaper Store

Gymnasium, Public	Parking Lot/Garage
Health Food Store	Pawn Shop
Hearing Aids	Restaurant
Interior Decorating	Retail Sales, general (see conditional uses)
Jewelry Store or Repair	School, Private & Special Ed.
Key Shop	School, Public or Denominational
Leather Goods & Luggage	Second-hand Store
Library, Museum, etc.	Sign Painting
Locksmith	Swimming Pool, Water Park
Medical Sales & Service	Taxidermist
Music Instruments	Tennis Courts, Commercial
News & Magazine Stands	Veterinary Clinic
Office Furnishing	
Park, Public	
Photography Studio	
Picture Framing	
Print Shop	
Reservoir, Wet or Dry Detention	
Sales Office, General	
Seasonal Sales	
Sewing Shop, Custom	
Shoe Repair	
Shoe Store	
Travel Agency	
Utility Facilities	
Watch Repair	
Water Treatment Storage Facility	
Watershed Conservation/Flood Control	

(c) *Bulk and Intensity of Use Restrictions*

A. Maximum structure height:

Principal building: Thirty-five (35) feet.  
 Accessory structures: Sixteen (16) feet.

B. Minimum yard requirements (additional bufferyard may be required by the Rogers Planning Commission)

1. Front yard: Fifty (50) feet.
2. Interior side yard: Twenty-five (25) feet.
3. Exterior side yard: Thirty-five (35) feet.
4. Rear yard: Twenty-five (25) feet.

- C. Maximum Building coverage (including accessory buildings): Thirty-five (35) percent.

(d) *Open Space Requirements*

- A. Minimum open space: Not less than thirty (30) percent of the total lot area shall be devoted to open space including required yards and bufferyards unless modified by the Rogers Planning Commission. Open space shall not include areas covered by buildings, structures, parking, loading and other paved areas and internal streets. Open space shall contain living ground cover and other landscaping materials.
- B. Maximum impervious surface: The combined area occupied by all main and accessory buildings or structures, parking, loading and other paved areas and any other surfaces which reduce and prevent absorption of stormwater shall not exceed seventy-five (75) percent of the total area.

(e) *Design Requirements*

- A. A site plan, meeting the requirements of the Rogers Large Scale Development Ordinance, shall be submitted and approved.
- B. A landscape plan, meeting the requirements of the Rogers Large Scale Development Ordinance, shall be submitted and approved.
- C. All structures in the C-3 District shall be constructed using materials, surface textures and colors similar in nature to surrounding residential development. Consideration shall also be given to the scale, orientation and proportion of surrounding development. Design review shall be performed as part of the site plan review required by the Rogers Large Scale Development Ordinance.
- D. All off-street parking lots and vehicular use areas shall be screened from all residential uses.
- E. Refuse storage areas shall be screened from view.
- F. Mechanical and electrical equipment, including air conditioning units, shall be screened from view.
- G. Lighting shall be designed to reflect away from any adjacent residential area.

(f) *Bufferyard Regulations.* Whenever any development in a C-3 District is located adjacent to a different zoning district, screening and a bufferyard shall be provided.

(g) *Off Street Parking*

RESIDENTIAL

Single-Family Dwelling

2 spaces per dwelling unit.

Hotels and Motels

1 space is required per guestroom. For developments larger than twenty (20) rooms, eleven (11) parking spaces must be provided for each ten rooms or fraction thereof for employees and non-guest users patronizing meeting rooms, and other facilities, but not including restaurants.

Hospitals, Sanitariums, Convalescent Homes  
(and similar uses or establishments)

1 space for each bed.

OFFICE AND INSTITUTIONAL USES

Auditoriums, Arenas, Theatres (and similar  
Places of public assembly)

1 space for each four (4) seats.

Church Sanctuary

1 space for each four (4) seats based on maximum seating capacity in the principal assembly room; provided, however, that churches may establish joint parking facilities no to exceed fifty percent (50%) of the required spaces, with businesses, institutions and agencies that do not have a time conflict in parking demand.

Lodge Halls, Exhibition Halls, Clubs (and  
area  
similar places of public assembly)

1 space per 200 sq. ft. of net floor

Nursery, Kindergarten and Day-Care Centers

1 space per 500 sq. ft. of net floor area and one (1) space per employee. Loading and unloading spaces shall be required at a rate of one (1) for each ten (10) children accommodated.

Elementary School (grades 1-6) 1 space per classroom. Stacking space for drop-off and pick-up shall be required on the site.

Junior High School (grades 7-9) 4 spaces per classroom. Stacking spaces for buses and automobiles shall be required on the site.

Senior High School (grades 10-12) 1 space for every five (5) full-time students plus 1.5 spaces per classroom.

Business and Professional Office (and similar area. For use or establishment) ten thousand (10,000) above parking requirement shall 1 space per 300 sq. ft. of net floor structures larger than sq. ft., the

be provided and the following percentage shall be taken of the remaining net floor area:  
10,001-20,000 sq. ft. – 95% of requirement  
20,001-30,000 sq. ft. – 90% of requirement  
30,001-40,000 sq. ft. – 85% of requirement  
40,001 sq. ft. and up – 80% of requirement

COMMERCIAL USES

General Business and Retail Sales (except as Otherwise provided herein) 1 space per 250 sq. ft. of net floor area up to ten thousand (10,000) sq. ft., the above parking requirement shall be proved and the following percentage shall be taken off the remaining net floor area:  
10,001-20,000 sq. ft. – 95% of requirement  
20,001-30,000 sq. ft. – 90% of requirement  
30,001-40,000 sq. ft. – 85% of requirement  
40,001 sq. ft. and up – 80% of requirement

Bowling Alleys 6 spaces for each lane.

Restaurants (and similar establishments serving food and beverages)	1 space per each four (4) occupants at the maximum permitted occupancy allowed under building code and 1 space per employee based on the largest shift.
Drive-Through Commercial Facilities	In addition to the other parking space requirements, holding or stacking spaces for each service window. Each stacking space shall be no less than ten (10) feet wide by twenty (20) feet long.
Food Stores, Supermarkets and Convenience Type Grocery Stores	1 space for each 200 sq. ft. of net building area; or use the Reduction permitted under General Business and Retail Sales.
Personal Service Establishments (Barber, Beauty Shops and similar uses)	1 space per each employee plus 1 space per each station.
Automotive Services (Service Stations, Garages, Automobile Washing Facilities and similar uses)	5 spaces plus 1 space for each 20 sq.ft. of net building area

(h) *Loading Space Standards*

FLOOR AREA (sq. ft.)	LOADING SPACES REQUIRED
5,000 – 25,000	1
25,000 – 40,000	2
40,000 – 100,000	3
100,000 – 160,000	4
160,000 – 240,000	5
240,000 – 320,000	6
For each additional 90,000	1 added space

(i) *Permitted Signs*

Freestanding – 1 per lot not to exceed 50 square feet in area with a maximum height of 24 feet and a 6 foot ground-to-bottom-of-sign clearance.

Wall – 1 wall sign per establishment not to exceed 30 square feet in area with a maximum 10 inch projection from the wall.

Temporary Real Estate – 1 per lot or 1 per 300 feet of street frontage not to exceed 18 square feet in area and 6 feet in height.