

C-4 PLANNED COMMERCIAL DISTRICT

The C-4 Planned Commercial District is established in order to provide for well-designed neighborhood community and regional scale shopping facilities in appropriate locations. Such developments are intended to serve the broad commercial needs of the community and shall be laid out and developed as a unit according to an approved plan. Inasmuch as the C-4 district will frequently be situated in close proximity to residential development, building setback, screening and other development criteria are included to achieve a compatible relationship between the retail development and adjacent residential areas. It is anticipated that the C-4 district will be utilized where retail areas are needed to serve developing residential communities.

PERMITTED USES: 1, 4, 16, 17, 18, 19, 20, 21, 22, 27, 32, 35, 45, 46, 49

UNIT 1: CITYWIDE PUBLIC USES BY RIGHT

Public uses, essential public services, open land uses, and similar uses, which are subject to public controls.

UNIT 4: CULTURAL, RECREATIONAL AND HEALTH FACILITIES

Cultural, recreational and health facilities which serve the residents of the community. These uses are typically public in nature but may also be private.

UNIT 16: OFFICES, STUDIOS AND RELATED SERVICES

Offices, studios, medical and dental clinics and labs, and other compatible or supporting business services and sales

UNIT 17: EATING PLACES

Eating places, other than drive-ins, which do not provide dancing or entertainment.

UNIT 18: HOTEL, MOTEL AND ENTERTAINMENT FACILITIES

Athletic facilities, hotels, motels and certain types of entertainment facilities including restaurants providing dancing, taverns, clubs and lodges.

UNIT 19: NEIGHBORHOOD SHOPPING GOODS

Establishments providing a variety of frequently purchased commercial goods, where convenience of location is more important than comparative shopping with size of the facility and traffic generation to be considered. These uses are grouped in order that limited commercial uses be permitted adjacent to residential areas. Uses include retail food and drug stores, dry-cleaning and coin-operated laundries, and convenience stores.

UNIT 20: SHOPPING GOODS

Stores selling retail goods, which are ordinarily purchased less frequently and often have a community-wide or regional market. These uses include building materials, hardware, lawn and garden supply, department, variety and general merchandise stores, apparel and accessory stores, furniture, home furnishings and equipment stores. Included are also personal services and transportation services including bus and taxi.

UNIT 21: TRADES AND SERVICES

Establishments engaged primarily in providing household maintenance and similar services which fulfill recurrent needs of residents of nearby areas, but are generally incompatible with primary retail districts because they break the continuity of retail frontage.

UNIT 22: AUTOMOTIVE SERVICES

Automobile service stations can be significantly objectionable to nearby uses, therefore, such establishments have been allowed only in districts where necessary to provide this use.

UNIT 27: PARKING LOT

The use of a plot of ground or parcel of real estate as a parking lot facility for the parking of vehicles used by customers and employees of businesses.

UNIT 32: TEMPORARY BUILDINGS AND/OR STORAGE

Temporary buildings to be used for the same purposes a permanent structure may be used for once the permanent structure is completed on the property

UNIT 35: TRANSPORTATION SERVICES

Establishments primarily engaged in furnishing local and suburban passenger transportation including taxicabs, ambulance service, passenger bus station and terminal, transportation charter service, nonprofit transit services and school buses.

UNIT 45: HEALTH CARE CLINIC

An establishment where patients are admitted for examination and treatment on an outpatient basis, whether public or private, principally engaged in providing services for health maintenance and the treatment of physical conditions where patients are not usually lodged overnight.

UNIT 46: FLEA MARKET, INDOOR

A market with all activities to be contained within a structure that differs from other retail stores or shopping centers in that spaces or booths are leased and there are no long-term leases between the sellers and owners or lessors of the site. The conversion of a structure for use as an indoor flea market will be subject to large scale development plan review to ensure compliance with Commercial Design Standards, appropriate circulation, safety, and off street parking, lighting, landscaping, signage, and trash storage.

UNIT 49: COMMERCIAL ASSEMBLY

Commercial facilities that typically offer enough floor area to accommodate several thousand attendees for conferences, seminars, specific industry showcase and demonstration of products and services, etc. A facility could be attached to or adjacent to facility accommodations for sleeping, for food preparation and eating, recreation, entertainment, resource facilities and meeting rooms.

CONDITIONAL USES PERMISSIBLE ON APPEAL: 2, 3, 12, 23, 24, 37, 40

UNIT 2: CITYWIDE USES BY CONDITIONAL USE PERMIT

Public and private uses which may be conducted anywhere in the territorial jurisdiction, but which can be objectionable to nearby uses due to noise or smell and are, therefore, permitted subject to conditional use permits in all districts.

UNIT 3: UTILITY FACILITIES

Public protection and utility equipment which: (a) is ordinarily not located in street right-of-way and can be significantly objectionable to nearby residential, commercial, and light industrial uses; and (b) have requirements for specific locations

or are needed to serve residential neighborhoods or other local areas. These uses include facilities of public service corporations other than offices.

UNIT 12: HIGH DENSITY RESIDENTIAL

Units of two (2) or more dwelling units which have been grouped separately to allow high density residential development. However, lower density dwelling units, such as two, three or four family dwellings are also allowed.

UNIT 23: COMMERCIAL: LARGE SITES

Commercial facilities, which are usually operated out-of-doors, on large sites, in undeveloped, outlying parts of the city. Uses in this unit have an adverse effect on certain other uses, in that they are often noisy and generate large amounts of traffic. These uses include fairgrounds, amusement parks, go-cart tracks and drive-in theaters. Due to extreme noise levels, racetracks, drag strips and similar facilities are not included.

UNIT 24: DEDICATED WAREHOUSING

Warehousing establishments or places of business primarily for the storage of goods and materials.

UNIT 37: AUCTION HOUSES

Places where objects of art, furniture, and other goods are offered for sale to persons who bid on the object in conjunction with each other with all activities taking place at a specified location. The granting of a conditional use for an auction house

is nontransferable and shall only be valid for the applicant and location for which it is issued.

UNIT 40: TEMPORARY CLASSROOMS

The addition of temporary or portable classrooms to public, private or denominational schools that are modular or prefabricated structures and established for a period of time not to exceed two (2) years with the intent to discontinue such use upon the expiration of the time period and removal of the structure from the site. Temporary classrooms do not involve the construction or alteration of any permanent building or structure. In addition, it shall be necessary for all units to meet the following requirements: 1) Zoning district regulations; 2) All building codes of the city; and 3) Be secured to a permanent masonry or concrete foundation.

TEMPORARY USES

UNIT 32: TEMPORARY BUILDINGS AND/OR STORAGE

Temporary buildings to be used for the same purposes a

permanent structure may be used for once the permanent structure is completed on the property

DEVELOPMENT CRITERIA

1. All properties shall be contiguous and shall be totally developed under a unified site plan submitted to and adopted by the planning commission.
2. All commercial uses shall be restricted to closed buildings, except parking lots and the normal pump island services of service station operations.

ACCESSORY USES

See Article 6 Section 3.1 of this chapter

HEIGHT REGULATIONS

There shall be no maximum height limits in C-4 district; provided, however, that any building which exceeds the height of twenty (20) feet shall be set back from any boundary line of any residential district a distance of one (1) foot for each foot of height in excess of twenty (20) feet.

AREA REGULATIONS

SETBACKS:

Front setback	30'
Front setback if parking is allowed between R-O-W and the building	50'
Side setback (subject to applicable fire and building codes)	0
Side setback when contiguous to a residential district	20'
Rear setback	20'

GREENSPACE

Each developed lot shall provide and maintain:

1. A landscaped buffer, not less than ten (10) feet wide, along the front property line. When adjacent to the property line of a residential use a 5' landscaped area and a six (6) foot opaque screen shall be required.
2. Landscaping, including grass, shrubs and trees, and without structure or pavement, of a minimum of ten percent of the total surface area of the lot or development.

OFF-STREET PARKING

See Article 7 of this chapter.