

C-5 THOROUGHFARE COMMERCIAL DISTRICT

The C-5 thoroughfare commercial district is established in order to provide adequate locations for retail uses which serve the needs of the motoring public and are characterized by a high level of vehicular ingress and egress. Among these uses, transient sleeping accommodations, and eating and drinking establishments. Such uses are not generally compatible with pedestrian-oriented commercial districts and shopping centers since they tend to obstruct and interfere with pedestrian movement. Appropriate locations for this district are along heavily traveled major traffic arterials.

PERMITTED USES: 1, 4, 5, 16, 17, 18, 19, 20, 21, 27, 37, 38, 42, 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 5: INSTITUTIONAL FACILITIES

Main facilities of local, state or federal government agencies, including educational facilities ranging from nursery school to universities and including dormitories, stadiums and other supporting facilities

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 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 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 38: OPEN DISPLAY RETAIL SALES

Retail uses which serve the needs of the motoring public and are characterized by a high level of vehicular ingress and egress and because of the type of material or transportation requirements requires display and store outside the confines of an enclosed building. Such uses are not generally compatible with pedestrian-oriented commercial districts and shopping centers.

UNIT 42: CHURCH/SYNAGOGUE

A building or structure, or groups of buildings or structures, that by design and construction are primarily intended for conducting organized religious services and associated accessory uses.

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, 23, 24, 25, 30, 31, 33, 35, 40, 44

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 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.

Specific uses: Amusement park, Convenience store, with or without gas pumps, Driving range, Drive-in theater, Fairgrounds, Go-cart track, Miniature golf, Rifle range, Skate board parks

UNIT 24: DEDICATED WAREHOUSING

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

UNIT 25: LIMITED MANUFACTURING

Industrial uses, which usually generate limited environmental impact. Generally these uses involve the assembly, fabrication, packaging and processing of previously prepared materials. These uses include fabricated metal products, fabricated structural products, extruded plastics and textile products.

Specific uses: Amusements manufacturing, Athletic goods manufacturing, Bottle gas distributor, Extruded plastics manufacturing, Fabricated wire products manufacturing, Fire-control equipment manufacturing, Fuel dealer and fuel oil sales, Guns and related equipment manufacturing, Hardware products manufacturing, Heating and air-conditioning apparatus, fabricated, Ice manufacturing, Machinery manufacturing, Musical instruments manufacturing, Scientific research, testing or experimental albs, Silverware manufacturing, Sporting goods manufacturing, Transportation equipment manufacturing

UNIT 31: RECYCLING COLLECTION FACILITIES

The collection and temporary storage of recyclable material, provided that such storage be totally enclosed indoors or, if outdoors, maintained at all times within trailers or bin containers. The processing of recyclable materials is only allowed within an indoor facility. Offices for the collecting or recycling processing facility are allowed. The landowner or operator shall be responsible for preventing any accumulation of recyclable materials or trash outside of

buildings or trailer or bin containers. Screening fences shall be required.

UNIT 30: RECREATIONAL VEHICLE PARK

Recreation vehicle park provides for the development of sites for temporary occupancy by recreational vehicles. These parks are for the use of the general public for temporary recreation or vacation purposes and not for permanent or long term living as provided by mobile home parks. Additional requirements are stipulated in Article 6, Section 3.14.

UNIT 33: SELF-SUPPORTING TOWER OR ANTENNA STRUCTURE OR MONOPOLE

Telecommunication towers that are dedicated structures for mounting transmitter equipment and antennas that are necessary for providing the full range of wireless or mobile services to the community. They can vary in their design and may include panel antennas mounted on and painted to match existing buildings, communications equipment housed in an architecturally integrated tower element in a shopping center, roof-top antennas screened with walls, and freestanding pole antennas screened by landscaping. They vary widely in height, depending on factors such as the number and types of wireless services used by the site, the coverage area of the transmitters, the local topography, soil types and other environmental factors. It is required that a permit be issued in compliance with the requirements of [Article 6](#), Section 3.14 of these regulations.

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 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.

UNIT 44: MOBILE VENDING SITE

Subject to Article 6, Section 3.16, the use of any parking lot, land area, or other premises by a motorized or non-motorized vehicle, trailer, kiosk, pushcart, stand or other device designed to be portable and not permanently attached to the ground which is used to sell goods, wares, merchandise or food. Specifically excluded from this use unit are persons vending from a motor vehicle who visit multiple private property sites on a daily basis for no more than one (1) hour per site and who have obtained a business license from the city. Also specifically excluded from this use unit are temporary open-air enterprises, which are regulated by Article 6, Section 3.5.

TEMPORARY USES: 32

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

ACCESSORY USES

See Article 6 Section 3.1 of this chapter

SITE PLAN REVIEW

When a conditional use is proposed in a C-5 district a site plan review shall be required. See article 2, section 13 of this chapter for the procedure and requirements of a site plan review.

HEIGHT REGULATIONS

There shall be no maximum height limits in C-5 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

There shall be a minimum lot area of fourteen thousand (14,000) square feet. In addition, there shall be a lot width of not less than one hundred (100) feet.

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.