

Sec. 10.0. C-1 Neighborhood Shopping District.

10.1. *Intent.* To establish and preserve areas for those commercial facilities which are especially useful in close proximity to residential area, while minimizing the undesirable impact of such uses on the neighborhoods which they serve.

10.2. *Permitted principal uses; Permitted Accessory Uses.* All principal permitted uses in District C-P, plus barber or beauty shops; banks; convenience stores; drug stores; dry cleaning outlets; coin-operated laundromats; day-care nurseries; grocery stores, catering restaurants where food is not cooked with a fire which emits smoke outside the building, food service restaurants and other neighborhood service facilities. Permitted accessory uses such as Off-premises beer and wine, subject to Article VIII, Sec. 12.0, and On-premises alcohol, subject to Article VIII, Sec. 13.0. (Ord. No. 96-1468, § 1, 3-18-96; Ord. No. 18-2365, § 1.9, 4-16-18)

10.3. *Conditional uses.* Schools, where the type of school is compatible with nearby residential areas, churches, shopping centers and nursing homes, veterinary clinic, no outside kennels; and independent living facilities and assisted living facilities, subject to the area and dimensional regulations of the R-4 District. (Ord. No. 87-581, § 4, 3-2-87; Ord. No. 97-1574, § 1, 7-21-97; Ord. No. 06-2109, § 1, 2-6-06; Ord. No. 18-2365, § 1.1, 4-16-18)

10.4. *Special exception uses.* Telecommunications facilities. (Ord. No. 97-1566, § 37, 6-16-97)

10.5. *Prohibited uses.* Any wholesale establishment, any type of restaurant, any retail establishment which dispenses gasoline or requires outside storage of equipment, commodities or other materials not located within an enclosed service yard, off-premises sale of liquor, and live entertainment. (Ord. No. 83-356, §§ 1, 2, 3-2-83; Ord. No. 85-456, § 5, 11-18-85; Ord. No. 87-581, § 4, 3-2-87; Ord. No. 92-1086, § 3, 7-6-92; Ord. No. 96-1468, § 2, 3-18-96; Ord. No. 97-1574, § 1, 7-21-97; Ord. No. 18-2365, § 1.2, 4-16-18)

10.6. *Area and dimensional regulations.*

A. Minimum yards:

Front—Eighty (80) feet.

Rear—Thirty (30) feet*.

Side—Twenty-five (25) feet □**.

B. Building height limitation: No structure shall be higher than thirty (30) feet.

C. The maximum permitted size of a retail or service establishment located in a shopping center shall be four thousand five hundred (4,500) square feet.

Shopping centers are prohibited on lots or parcels with less than sixty thousand (60,000) square feet of area. The maximum floor area of buildings containing one (1) retail or service establishment, and of shopping centers, shall be determined as a percent of lot or parcel area, as follows:

MAXIMUM BUILDING FLOOR AREA

	Lot or Parcel Area in Square Feet			
Type of Building	Less than 40,000	40,000 to 59,999	60,000 to 99,999	100,000 or more
Type of Building Maximum floor area of a building containing one retail or service establishment, expressed as a percent of lot or parcel area	8%	12%	12%	12%

Maximum floor area of a shopping center building, expressed as a percent of lot or parcel area	N/A	N/A	20%	25%
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(Ord. No. 85-456, § 6, 11-18-85)

10.7. *Buffer regulations.* When any permitted or conditional use is located wholly or partially adjacent to a residential district, office or agriculture district, said use shall provide as a minimum a twenty-five (25) foot wide buffer on all rear and side property lines that abut said districts. See article XIII, section 3.0. All special exception uses shall be surrounded by a twelve (12) foot wide buffer on all property or boundary lines that form the smallest geometric figure enclosing the facility, except as necessary for access to the facility, unless said facility is within one hundred (100) feet of a single family or two family residential district, in which case said buffer shall be increased to twenty (20) feet in width. See article XIII, section 3.0. (Ord. No. 91-1048, § 3, 8-16-91; Ord. No. 96-1477, § 22, 4-15-96; Ord. No. 97-1566, § 38, 6-16-97; Ord. No 99-1719, § 1, 2-7-00; Ord. No. 03-1982, § 1, 9-15-03)

10.8. *Additional regulations (when applicable).*

- A.. Shopping centers, Article VIII, section 3.0.
- B. Retirement and nursing homes, Article VIII, section 7.0.
- C. Off-street parking and loading requirements, Article IX.
- D. Sign regulations, Article X.
- E. Each commercial structure located in the C-1 District shall have a service yard, adequate for the handling of wastes and garbage and loading and unloading of vehicles. Such service yard shall be paved, have access to a public street or

alley, be located to the side or rear of the structure and be enclosed on three (3) sides with a permanent wall or fence, at least six (6) feet tall and adequate to conceal the service yard from visibility.

- F. No exterior lighting fixture including lighting for parking areas, walkways, general illumination or any other purposes, except signs, shall extend more than twelve (12) feet in height measured from the ground. All exterior lighting fixtures shall be constructed to direct the beam below the horizontal plane of the fixture and shall reflect away from any adjacent residential areas.
- G. No materials, supplies nor equipment shall be stored in any area on a site except inside a closed building, or behind a visual barrier screening such areas so that they are not visible from neighboring properties and public streets.

Said visual barrier shall be either a planting screen of evergreen shrubs or a wall or fence constructed of material similar to and compatible with that of the building.
- H. Tree conservation, buffers and landscaping, Article XIII. (Ord. No. 89-856 § 3, 1-15-90; Ord. No. 91-1048, § 5, 8-16-91; Ord. No. 96-1477, § 23, 4-15-96)
- I. Telecommunications regulations, Article XIV. (Ord. No. 97-1566, § 39, 6-16-97)
- J. Highway 280 Overlay District Regulations, Article XV. (Ord. No 99-1719, § 1, 2-7-00)

(Ord. No. 310, § 6, 12-15-80)

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Sec. 11.0 C-2 Community Business District.

11.1. *Intent.* To establish and preserve retail business district convenient to the public and attractive for a wide range of retail uses.

11.2. *Permitted principal uses; Permitted Accessory Uses.* Any permitted principal use in the C-P and C-1 districts, plus automobile dealerships, auto parts store, bakery which bakes goods for on-premises retail sale only, building material sales-no outside lumber yard, department stores, domestic equipment rental, furniture stores, grocery stores, main bank, motels and hotels, motion picture theatre, all types of restaurants, veterinary clinic-no outside kennels, nursing home, other retail stores deemed appropriate by the city. Permitted accessory uses such as off-premises beer and wine, subject to Article VIII, section 12.0, and on-premises alcohol, subject to Article VIII, section 13.0. (Ord. No. 82-344, § 1, 6-21-82; Ord. No. 86-533, § 1, 9-2-86; Ord. No. 87-581, § 5, 3-2-87; Ord. No. 97-1574, § 1, 7-21-97; Ord. No. 18-2365, § 1.10, 4-16-18)

11.3. *Conditional uses.* Shopping centers, hospitals, self-service storage facilities, uses listed in section 12.2(B) of the General Business District, commercial recreation and amusement facilities, live entertainment, churches and schools, independent living facilities and assisted living facilities, subject to the area and dimensional regulations of the R-4 district, bakery which contains a restaurant that serves goods baked on the premises, retail nurseries, garden centers and other retail establishments wherein the retail sale of plant material is the primary use of the premises, but which also provide landscaping installation and/or maintenance services or wholesale distribution of plant materials as a secondary use of the premises, used motor vehicle sales establishment, and off-premises liquor sales, subject to Art. VIII, section 11.0. (Ord. No. 83-356, § 3, 3-2-83; Ord. No. 92-1086, § 4, 7-6-92; Ord. No. 97-1574, § 1, 7-21-97; Ord. No. 97-1605, § 1, 12-15-97; Ord. No. 00-1788, § 1, 12-18-00; Ord. No. 01-1794, § 1, 3-19-01; Ord. No. 01-1821, § 1, 7-16-01; Ord. No. 02-1899, §§ 2, 3, 5-6-02; Ord. No. 06-2109, § 2, 2-6-06; Ord. No. 18-2365, § 1.3, 4-16-18)

11.4. *Special exception uses.* Telecommunications facilities. (Ord. No. 97-1566, § 40, 6-16-97)

11.5. *Prohibited uses.* Any wholesale establishment, any industrial, manufacturing, storage or other use not in accordance with the intent of this district, including but not limited to uses listed in sections 14.2(B) and 14.3 of the Light Industrial District and establishments where on-premise sale of alcoholic beverages is the primary use or business activity. (Ord. No. 335, § 4, 10-5-81; Ord. No. 92-1086, § 5, 7-6-92; Ord. No. 97-1574, § 1, 7-21-97)

11.6. *Area and dimensional regulations.*

A. Minimum yards:

Front—Fifty (50) feet.

Rear—Thirty (30) feet*.

Side—Fifteen (15) feet [□]**.

B. Building height limitations: No structure shall exceed sixty (60) feet.

11.7. *Buffer regulations.* When any permitted or conditional use with floor area less than one hundred thousand (100,000) square feet is located wholly or partially adjacent to a single family or two-family residential district or agriculture district, said use shall provide as a minimum a fifty (50) foot wide buffer on all rear and side property lines that abut said districts. When any permitted or conditional use with floor area equal to or greater than one hundred thousand (100,000) square feet is located wholly or partially adjacent to a single family or two-family residential district or agriculture district, said use shall provide as a minimum a one hundred (100) foot wide buffer on all rear and side property lines that abut said districts. When any permitted or conditional use is located wholly or partially adjacent to a multi-family residential or office district, said use shall provide as a minimum a twenty-five (25) foot wide buffer on all rear and side property lines that abut said districts. See Article XIII, section 3.0.

All special exception uses shall be surrounded by an eight (8) foot wide buffer on all property or boundary lines that form the smallest geometric figure enclosing the facility, except as necessary for access to the facility. If the facility is adjacent to an office or multi-family residential district said buffer shall be increased to twelve (12) feet in width. If the facility is within one-hundred feet of a single family or two family residential district, said buffer shall be increased to twenty (20) feet in width. See Article XIII, section 3.0. (Ord. No. 91-1048, § 3, 8-16-91; Ord. No. 96-1477, § 24, 4-15-96; Ord. No. 97-1566, § 41, 6-16-97; Ord. No 99-1719, § 1, 2-7-00; Ord. No. 03-1982, § 1, 9-15-03)

11.8. *Additional regulations (when applicable).*

A. Shopping center regulations, Article VIII, section 3.0.

B. Reserved. (Ord. No. 85-434, § 1, 5-20-85)

C. Drive-up restaurant regulations, Article VIII, section 5.0. (Ord. No. 87-581, § 6, 3-2-87)

- D. Hospital and sanitarium regulations, Article VIII, section 6.0.
- E. Retirement and nursing home regulations, Article VIII, section 7.0.
- F. Off-street parking and loading regulations, Article IX.
- G. Sign regulations, Article X.
- H. Mini-warehouses regulations, Article VIII, section 10.0.
- I. Off-premise sale of liquor regulations, Article VIII, section 11.0.
- J. No materials, supplies nor equipment shall be stored in any area on a site except inside a closed building, or behind a visual barrier screening such areas so that they are not visible from neighboring properties and public streets.

Said visual barrier shall be either a planting screen of evergreen shrubs or a wall fence constructed of material similar to and compatible with that of the building.
- K. Tree conservation, buffers and landscaping, Article XIII. (Ord. No. 89-856 § 3, 1-15-90; Ord. No. 91-1048, § 5, 8-16-91; Ord. No. 96-1477, § 25, 4-15-96)
- L. Telecommunications regulations, Article XIV. (Ord. No. 97-1566, § 42, 6-16-97)
- M. Highway 280 Overlay District Regulations, Article XV. (Ord. No 99-1719, § 1, 2-7-00)

(Ord. No. 83-356, § 4, 3-2-83)

Sec. 9.0. - Preferred Commercial (Office) District (C-P).

9.1. *Intent.* To establish and preserve areas for employment activity and service to public which do not materially detract from nearby residential areas.

9.2. *Permitted principal uses.* Buildings used exclusively for office and office/technical uses, as defined herein. Office buildings with total floor area greater than five thousand (5,000) square feet may allocate a maximum of fifteen (15) percent of the floor area to retail uses, except any type of restaurant, which are appropriate to an office building environment and primarily intended for service to the office building tenants, visitors or patients. (Ord. No. 85-456, § 2, 11-18-85, Ord. No. 87-581, § 3, 3-2-87; Ord. No. 99-1691, § 2, 5-17-99)

9.3. *Conditional uses.* Churches, schools, clinics, nursing homes, mortuaries, banks, food service restaurants located within an office building with total floor area greater than five thousand (5,000) square feet, independent living facilities and assisted living facilities, subject to the area and dimensional regulations of the R-4 District, and other uses deemed by the planning commission to be in accordance with the intent of this district. (Ord. No. 85-456, § 3, 11-18-85; Ord. No. 87-581, § 3, 3-2-87; Ord. No. 97-1574, § 1, 7-21-97)

9.4. *Special exception uses.* Telecommunications facilities. (Ord. No. 97-1566, § 33, 6-16-97)

9.5. *Prohibited uses.* Except as provided in subsections 9.2, 9.3 and 9.4 of this section, any office, business or establishment wherein retail or wholesale trade is conducted or wherein any commodities, merchandise, or products are manufactured; on- and off-premise sale of alcoholic beverages. (Ord. No. 85-456, § 4, 11-18-85; Ord. No. 87-581, § 3, 3-2-87; Ord. No. 97-1566, § 34, 6-16-97; Ord. No. 97-1574, § 1, 7-21-97)

9.6. *Area and dimensional regulations.*

- A. Minimum yards:
 - Front—Forty (40) feet.
 - Rear—Thirty-five (35) feet*.
 - Side—Thirty-five (35) feet □**.
- B. Building height limit: No building shall exceed thirty (30) feet in height when any portion of the subject property is adjacent to a single-family or two-family zone and sixty (60) feet in height in all other situations.

9.7. *Buffer regulations.* When any permitted or conditional use is located wholly or partially

adjacent to a residential district or agriculture district, said use shall provide as a minimum a twenty five (25) foot wide buffer on all rear and side property lines that abut said districts. See article XIII, section 3.0. All special exception uses shall be surrounded by a twelve (12) foot wide buffer on all property or boundary lines that form the smallest geometric figure enclosing the facility, except as necessary for access to the facility, unless said facility is within one hundred (100) feet of a single family or two family residential district, in which case said buffer shall be increased to twenty (20) feet in width. See article XIII, section 3.0. (Ord. No. 91-1048, § 3, 8-16-91; Ord. No. 96-1477, § 20, 4-15-96; Ord. No. 97-1566, § 35, 6-16-97; Ord. No 99-1719, § 1, 2-7-00; Ord. No. 03-1982, § 1, 9-15-03)

9.8. *Additional regulations (when applicable).*

- A. Retirement and nursing home regulations, Article VIII, section 7.0.
- B. Off-street parking and loading regulations, Article IX.
- C. Sign regulations, Article X.
- D. Applicable only when C-P District is adjacent to a residential zone:
 - 1. Each structure located in the C-P District shall have a service yard, or yard adequate for the handling of wastes and garbage and the loading and unloading of vehicles. Such service yard shall be paved, have access to a public street or alley, be located to the side or rear of the structure and be enclosed on three (3) sides with a permanent wall or fence, at least six (6) feet tall and adequate to conceal the service yard from visibility.
 - 2. No exterior lighting fixture including lighting for parking areas, walkways, general illumination or any other purposes, except signs, shall extend more than twelve (12) feet in height measured from the ground and be constructed to direct the beam away from any residential area.
- E. Tree conservation, buffers and landscaping, Article XIII. (Ord. No. 91-1048, § 5, 8-16-91; Ord. No. 96-1477, § 21, 4-15-96)
- F. Telecommunications regulations, Article XIV. (Ord. No. 97-1566, § 36, 6-16-97)
- G. Highway 280 Overlay District Regulations, Article XV. (Ord. No 99-1719, § 1, 2-7-00)

(Ord. No. 310, § 5, 12-15-80)

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