

COMMERCIAL

Article 19. Core Commercial Zone (C-1)

Sec. 9-2.1901. Purpose (C-1).

The purpose of the Core Commercial Zone (C-1) is to provide for primarily pedestrian-oriented commercial uses near dense residential areas.

(§ 3, Ord. 84-593, eff. January 3, 1985)

Sec. 9-2.1902. Uses (C-1).

- (a) The following uses shall be permitted in the Core Commercial Zone (C-1):
- (1) Business offices, child day care homes, limited child day care homes, child day care facilities, personal services, retail stores, taverns, restaurants, and parking lots;
 - (2) Lodging on the second floor if the entire first floor is in commercial use;
 - (3) One dwelling unit, including additional quarters, where the residential uses does not exceed the floor area of the commercial use; and
 - (4) Dwelling units on the second floor if the entire first floor is in commercial use.
- (b) The following uses shall be permitted subject to the issuance of a special use permit:
- (1) Alcohol and drug recovery facilities, limited electric generation, gas stations, health services, mining, places of assembly, postal services, public service facilities, public utility facilities, recreation facilities, schools, and community care facilities.
- (c) Telecommunications facilities in the Core Commercial Zone (C-1) shall be as permitted in Section 9-2.4105, Permits Required, of Article 41, Telecommunications, of this chapter, except as exempted under Section 9-2.4106, Exemptions, of Article 41, Telecommunications, of this chapter.

(§ 3, Ord. 84-593, eff. January 3, 1985; as amended § 15, Ord. 86-623, eff. February 6, 1986, § 1, Ord. 89-719, eff. November 2, 1989, § 1, Urgency Ord. 91-757, eff. July 18, 1991, § 1, Ord. 91-759, eff. August 1, 1991, and § 1, Ord. 94-836, eff. July 14, 1994, § 1, Ord. 05-1031, eff. September 8, 2005, and § 2, Ord. 07-1061, eff. December 6, 2007; § 1 (Exh. A), Ord. 2019-1116, eff. February 22, 2019, § 3 (Exh. A), Ord. 2019-1121, eff. November 14, 2019)

Sec. 9-2.1903. Height (C-1).

No structure in the Core Commercial Zone (C-1) shall exceed thirty-five (35') feet in height.

(§ 3, Ord. 84-593, eff. January 3, 1985)

Sec. 9-2.1904. Area (C-1).

The minimum net lot area in the Core Commercial Zone (C-1) shall be 2,000 square feet.

(§ 3, Ord. 84-593, eff. January 3, 1985)

Sec. 9-2.1905. Yards (C-1).

The minimum yard requirements in the Core Commercial Zone (C-1) shall be as follows, except as modified by Section 9-2.419 of Article 4 of this Chapter (General Requirements: Yards):

- (a) Front yards: none and
- (b) Side and rear yards: none, except ten (10') feet for yards adjacent to a residentially zoned parcel.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 1, Ord. 91-762, eff. December 13, 1991; and § 8, Ord. 04-998, eff. Feb. 5, 2004; § 1 (Exh. A), Ord. 2018-1114, eff. November 8, 2018)

Sec. 9-2.1906. Parking and loading (C-1).

- (a) **Commercial uses.** There shall be no off-street parking or loading requirements for commercial uses in the Core Commercial Zone (C-1).
- (b) **Residential and Lodging uses.** Parking and loading for residential and lodging uses shall be as required by Section 9-2.414 of Article 4 of this chapter (General Requirements: Parking and loading).
- (§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 2, Ord. 05-1031, eff. September 8, 2005)

Sec. 9-2.1907. Signs (C-1).

- (a) Signs in the Core Commercial Zone (C-1) shall be as permitted by Section 9-2.416 of Article 4 of this chapter (General Requirements: Signs).
- (b) Business signs shall not exceed ten (10%) percent of the building front square footage nor 200 square feet, whichever is less, for each frontage treated separately, except that every frontage shall be allowed at least sixteen (16) square feet, and every business activity shall be allowed four (4) square feet of signage.
- (§ 3, Ord. 84-593, eff. January 3, 1985)

Article 20. Periphery Commercial Zone (C-2)

Sec. 9-2.2001. Purpose (C-2).

The purpose of the Periphery Commercial Zone (C-2) is to provide for major commercial uses near large population centers with provisions for adequate access and parking.

(§ 3, Ord. 84-593, eff. January 3, 1985)

Sec. 9-2.2002. Uses (C-2).

(a) The following uses shall be permitted in the Periphery Commercial Zone (C-2):

(1) Building supply, business offices, child day care homes, limited child day care homes, child day care facilities, gas stations, health services, heavy equipment sales, heavy equipment services, lodging facilities, personal services, places of assembly, postal services, prefabricated building sales, recreation facilities, restaurants, retail stores, self-service facilities, taverns, vehicle sales, vehicle services, wholesale commercial supply, and parking lots;

(2) One dwelling unit, including additional quarters, where the residential use does not exceed the floor area of the commercial use or one dwelling unit on the rear fifty (50%) percent of the parcel; and

(3) Dwelling units on the second floor if the entire first floor is in commercial use.

(b) The following uses shall be permitted subject to the issuance of a special use permit:

(1) Alcohol and drug recovery facilities, animal breeding and boarding, camp grounds, community care facilities, limited electric generation, mining, public service facilities, public utility facilities, recycling facilities, schools, indoor shooting ranges, storage, transport stations, undertaking, used goods sales, veterinary services, warehousing, and wholesaling; and

(2) Assembly, manufacturing, and processing which are based upon materials which are already in processed form.

(c) The following uses shall be permitted subject to the issuance of a planned development permit:

(1) Dwelling units on the rear fifty (50%) percent of the parcel.

(d) Telecommunications facilities in the Periphery Commercial Zone (C-2) shall be as permitted in Section 9-2.4105, Permits Required, of Article 41, Telecommunications, of this chapter, except as exempted under Section 9-2.4106, Exemptions, of Article 41, Telecommunications, of this chapter.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 16, Ord. 86-623, eff. February 6, 1986, § 1, Ord. 89-719, eff. November 3, 1989, 2, 1989, § 1, Urgency Ord. 91-757, eff. July 18, 1991, § 1, Ord. 91-759, eff. August 1, 1991, § 2, Ord. 94-832, eff. June 9, 1994; and § 2, Ord. 07-1061, eff. December 6, 2007; § 1 (Exh. A), Ord. 2019-1116, eff. February 22, 2019, § 3 (Exh. A), Ord. 2019-1121, eff. November 14, 2019)

Sec. 9-2.2003. Height (C-2).

No structure in the Periphery Commercial Zone (C-2) shall exceed forty (40') feet in height, except for dwelling units, which shall not exceed thirty-five (35') feet.

(§ 3, Ord. 84-593, eff. January 3, 1985)

Sec. 9-2.2004. Area, width, and coverage (C-2).

(a) The minimum net lot area in the Periphery Commercial Zone (C-2) shall be 2,000 square feet.

(b) The minimum width shall be sixty (60') feet.

(c) The maximum building coverage shall not exceed seventy (70%) percent of the lot area.

(§ 3, Ord. 84-593, eff. January 3, 1985)

Sec. 9-2.2005. Yards (C-2).

The minimum yard requirements in the Periphery Commercial Zone (C-2) shall be as follows, except as modified by Section 9-2.419 of Article 4 of this Chapter (General Requirements: Yards):

(a) Front yards: none, except ten (10') feet for yards adjacent to a residentially zoned parcel; and

(b) Side and rear yards: none, except ten (10') feet for yards adjacent to a residentially zoned parcel.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 1, Ord. 91-762, eff. December 13, 1991; and § 9, Ord. 04-998, eff. Feb. 5, 2004; § 1 (Exh. A), Ord. 2018-1114, eff. November 8, 2018)

Sec. 9-2.2006. Landscaping (C-2).

Landscaping in the Periphery Commercial Zone (C-2) shall be as required by Section 9-2.410 of Article 4 of this article (General Requirements: Landscaping).

(§ 3, Ord. 84-593, eff. January 3, 1985)

Sec. 9-2.2007. Parking and loading (C-2).

Parking and loading in the Periphery Commercial Zone (C-2) shall be as required by Section 9-2.414 of Article 4 of this chapter (General Requirements: Parking and loading).

(§ 3, Ord. 84-593, eff. January 3, 1985)

Sec. 9-2.2008. Signs (C-2).

(a) Signs in the Periphery Commercial Zone (C-2) shall be as permitted by Section 9-2.416 of Article 4 of this chapter (General Requirements: Signs).

(b) Business signs shall be permitted, the total face area of which does not exceed ten (10%) percent of the building front square footage nor 200 square feet, whichever is less, for each street frontage treated separately, except that each frontage shall be allowed at least thirty-two (32) square feet.

(c) Subject to the issuance of a special use permit, one additional self-supporting sign structure shall be permitted with a total face area not to exceed 200 square feet.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 16, Ord. 86-623, eff. February 6, 1986)

Article 21. Convenience Commercial Zone (C-3)

Sec. 9-2.2101. Purpose (C-3).

The purpose of the Convenience Commercial Zone (C-3) is to provide for commercial uses serving small population centers, highway-oriented commercial uses, commercial-recreation developments, and commercial uses as an integral part of residential developments.

(§ 3, Ord. 84-593, eff. January 3, 1985)

Sec. 9-2.2102. Uses (C-3).

- (a) The following uses shall be permitted in the Convenience Commercial Zone (C-3):
- (1) Building Supply, business offices, child day care homes, limited child day care homes, child day care facilities, gas stations, heavy equipment services, farm supply sales, health services, Laundromats, lodging facilities, personal services, places of assembly, limited recycling facilities, postal services, recreation facilities, restaurants, retail stores, taverns, parking lots, and vehicle services.
 - (2) One dwelling unit, including additional quarters, where the residential use does not exceed the floor area of the commercial use or one dwelling unit on the rear fifty (50%) percent of the parcel; and
 - (3) Dwelling units on the second floor if the entire first floor is in commercial use.
- (b) The following uses shall be permitted subject to the issuance of a special use permit:
- (1) Alcohol and drug recovery facilities, animal breeding and boarding, camp grounds, community care facilities, limited electric generation, mining, public service facilities, public utility facilities, schools, storage, used goods sales, veterinary services, and transport stations.
- (c) Telecommunications facilities in the Convenience Commercial Zone (C-3) shall be as permitted in Section 9-2.4105, Permits Required, of Article 41, Telecommunications, of this chapter, except as exempted under Section 9-2.4106, Exemptions, of Article 41, Telecommunications, of this chapter.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 17, Ord. 86-623, eff. February 6, 1986, § 1, Ord. 89-719, eff. November 2, 1989, § 1, Urgency Ord. 91-757, eff. July 18, 1991, § 1, Ord. 91-759, eff. August 1, 1991, § 2, Ord. 94-832, eff. June 9, 1994, § 5, Ord. 99-915, eff. June 3, 1999, and § 2, Ord. 07-1061, eff. December 6, 2007; § 1 (Exh. A), Ord. 2019-1116, eff. February 22, 2019, § 3 (Exh. A), Ord. 2019-1121, eff. November 14, 2019)

Sec. 9-2.2103. Height (C-3).

No structure in the Convenience Commercial Zone (C-3) shall exceed forty (40') feet in height, except for dwelling units, which shall not exceed thirty-five (35') feet.

(§ 3, Ord. 84-593, eff. January 3, 1985)

Sec. 9-2.2104. Area, width, and coverage (C-3).

- (a) The minimum net lot area in the Convenience Commercial Zone (C3) shall be 8,500 square feet.
- (b) The minimum width shall be sixty (60') feet.
- (c) The maximum building coverage shall not exceed fifty (50%) percent of the lot area.

(§ 3, Ord. 84-593, eff. January 3, 1985)

Sec. 9-2.2105. Yards (C-3).

The minimum yard requirements in the Convenience Commercial Zone (C-3) shall be as follows, except as modified by Section 9-2.419 of Article 4 of this Chapter (General Requirements: Yards):

- (a) Front yards: none, except ten (10') feet when adjacent to a residentially zoned parcel; and
- (b) Side and rear yards: none, except ten (10') feet for yards adjacent to a residentially zoned parcel.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 1, Ord. 91-762, eff. December 13, 1991; and § 10, Ord. 04-998, eff. Feb. 5, 2004; § 1 (Exh. A), Ord. 2018-1114, eff. November 8, 2018)

Sec. 9-2.2106. Parking and loading (C-3).

Parking and loading in the Convenience Commercial Zone (C-3) shall be as required by Section 9-2.414 of Article 4 of this chapter (General Requirements: Parking and loading).

(§ 3, Ord. 84-593, eff. January 3, 1985)

Sec. 9-2.2107. Signs (C-3).

- (a) Signs in the Convenience Commercial Zone (C-3) shall be as permitted by Section 9-2.416 of Article 4 of this chapter (General Requirements: Signs).
- (b) Business signs shall be permitted, the total face area of which does not exceed ten (10%) percent of the building front square footage nor 200 square feet, whichever is less, for each street frontage treated separately, except that each frontage shall be allowed at least thirty-two (32) square feet.
- (c) Subject to the issuance of a special use permit, one additional self-supporting sign structure shall be permitted with a total face area not to exceed 100 square feet.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 17, Ord. 86-623, eff. February 6, 1986)