

Article 9. Commercial Districts

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9.1 PURPOSE

A. Purpose of C-1 Business Office District

The purpose of the C-1 Business Office District is intended to create a commercial environment of a primarily non-retail nature for the development of office structures and related uses.

B. Purpose of C-2 Neighborhood Commercial District

The C-2 Neighborhood Commercial District is composed of establishments offering convenience goods and basic services which are incidental to and compatible with the residential character of the abutting neighborhood.

C. Purpose of C-3 Central Business District

The C-3 Central Business District is designed to reflect central location and ease of access of being the hub of a system of radial thoroughfares. A prime characteristic of this district is the historic core of intense pedestrian activity.

D. Purpose of C-4 Fringe Central Business District

The purpose of the C-4 Fringe Central Business District is designated for activities related in a peripheral manner to those in the C-3 Central Business District. The customer may come to a particular establishment by automobile or on foot. Good traffic accessibility is essential.

E. Purpose of C-5 Highway Commercial District

The purpose of the C-5 Highway Commercial District is to provide an area of service facilities to the motoring public adjacent to arterial traffic routes as defined in the Comprehensive Transportation Plan.

9.2 PERMITTED AND CONDITIONAL USES

Table 9-1: Commercial Districts Permitted and Conditional Uses lists permitted and conditional uses for the commercial districts. A “P” indicates that a use is considered permitted within that district. A “C” indicates that a use is considered a conditional use in that district and must obtain a conditional use permit as required in Section 4.3 (Conditional Use Permit). No letter (i.e., a blank space), or the absence of the use from the table, indicates that use is not permitted within that district.

TABLE 9-1: COMMERCIAL DISTRICTS PERMITTED AND CONDITIONAL USES						
USES	DISTRICTS					USE STANDARDS
	C-1	C-2	C-3	C-4	C-5	
Residential Uses	C-1	C-2	C-3	C-4	C-5	
Assisted Living Facility ¹			P	P	P	
Convalescent Home ¹			P	P	P	
Dormitory ⁶			P	P	P	
Dwelling, Above the Ground Floor	P	P	P	P	P	
Independent Living Facility ¹			P	P	P	
Lodging House ¹			P	P	P	See Section 14.3.N
Nursing Home ¹			P	P	P	
Residential Facility: 7 or More Persons			C	C	C	See Section 14.3.T
Institutional and Public Uses	C-1	C-2	C-3	C-4	C-5	
Club, Non-Profit			P	P	P	
Community Center		P	P	P	P	
Essential Services & Essential Service Structure	P	P	P	P	P	
Homeless Day Center				C	C	See Section 14.3.J
Place of Worship	P	P	P	P	P	See Section 14.3.S
Public Building	P	P	P	P	P	
Public Recreation Facility		P	P	P	P	
School	P					
Temporary Shelter Facility		P	P	P	P	See Section 14.3.V
Utilities	C	C	P	P	P	See Section 14.3.X
Commercial Uses	C-1	C-2	C-3	C-4	C-5	
Amusement Center			C	C	C	See Section 14.3.B
Bakery: Prep Area Less than 2,400sf		P	P	P	P	
Bakery: Prep Area More than 2,400sf				C	C	
Commercial Kennel					C	See Section 14.3.F
Convenience Store		P	P	P	P	See Section 14.3.U
Car Wash					P	See Section 14.3.D
Dance Establishment			C	C	C	
Day Care Facility: 12 or Less Persons	P	P	P	P	P	
Day Care Facility: 13 or More Persons	C	C	C	C	C	
Drive-In Establishment					P	
Drive-Thru Facility ²		P			P	
Dry Cleaner ³		P	P	P	P	
Financial Institution	P ⁴	P ⁴	P	P	P	
Hotel/Motel			P	P	P	See Section 14.3.L
Massage Facility	P	P	P	P	P	See Municipal Code Section 447
Medical/Dental Office	P	P	P	P	P	
Micro-Brewery			P	P	P	See Section 14.3.P
Motor Vehicle Dealership				C ⁷	C	
Motor Vehicle Repair, Minor					P	
Office	P	P	P	P	P	
Personal Services Establishment	P	P	P	P	P	
Retail Goods Establishment		P	P	P	P	
Print Shop		P	P	P	P	
Restaurant		P ⁵	P	P	P	
Restaurant with Drive-Thru Facility		P			P	
School for Karate, Dance, Music, Exercise & Vocational Training			P	P	P	
Service Station		P	P	P	P	See Section 14.3.U
Shopping Centers: 20,000 or Less GFA		P				
Shopping Centers: Less than 50,000 GFA			P	P	P	
Shopping Centers: 50,000 – 100,000 GFA			C	C	P	
Shopping Centers: 100,000 or More GFA					C	
Sign Sales & Service				P	P	
Tavern			P	P	P	

TABLE 9-1: COMMERCIAL DISTRICTS PERMITTED AND CONDITIONAL USES						
USES	DISTRICTS					USE STANDARDS
	C-1	C-2	C-3	C-4	C-5	
Taxidermy				P	P	
Theater (Not Outdoor or Drive-In)			P	P	P	
Veterinary Office/Animal Hospital (Small Animal)	P	P	P	P	P	
Open Space Uses	C-1	C-2	C-3	C-4	C-5	
Cemetery/Memorial Garden	C	C	C	C	C	See Section 14.3.E
Transportation Uses	C-1	C-2	C-3	C-4	C-5	
Ambulance Operations Facility			P	P	P	
Parking Lot or Garage			P	P	P	
Industrial Uses	C-1	C-2	C-3	C-4	C-5	
Warehousing (Indoor Only)				P	P	
Wholesale (Indoor Only)				P	P	
Wind Energy Conversion Systems (WECS)	C-1	C-2	C-3	C-4	C-5	
Building Mounted	P	P	P	P	P	See Section 14.3.Y
Freestanding					P/C ⁸	See Section 14.3.Y
Meteorological Tower					C	See Section 14.3.Y

FOOTNOTES TABLE 9-1

- ¹ The entire structure must be of residential use only.
- ² Drive-thru facilities are allowed only as accessory to uses permitted within the district.
- ³ Dry cleaning and processing areas limited to 2,400sf.
- ⁴ Limited to 6,000sf.
- ⁵ Sale of wine and beer for consumption on the premises only is allowed. Sale of all other intoxicating beverages is prohibited.
- ⁶ Drive-thru facilities prohibited.
- ⁷ Motor vehicle dealership must have been existing prior to January 1, 2009, to qualify for a Conditional Use Permit and cannot be expanded beyond their boundaries existing at that time.
- ⁸ WECS with a rated capacity of 1.8kw or less are permitted. Systems between 1.9kw and 20 kw are conditional uses.

9.3 BULK AND SETBACK REGULATIONS

Table 9-2: Commercial Districts Bulk and Setback Regulations establishes bulk and setback regulations for the commercial districts.

TABLE 9-2: COMMERCIAL DISTRICTS BULK AND SETBACK REGULATIONS					
BULK AND SETBACK REGULATIONS	DISTRICT				
	C-1	C-2	C-3	C-4	C-5
BULK REQUIREMENTS					
Minimum Lot Area	None	None	None	None	None
Minimum Floor Area (Dwelling Units)	Efficiency Dwelling Unit: 400sf 1-Bedroom: 540sf 2-Bedroom: 750sf 3+ Bedrooms: 750sf for first 2 bedrooms + 100sf for each additional bedroom	Efficiency Dwelling Unit: 400sf 1-Bedroom: 540sf 2-Bedroom: 750sf 3+ Bedrooms: 750sf for first 2 bedrooms + 100sf for each additional bedroom			
Minimum Lot Width	None	None	None	None	None
Minimum Lot Depth	None	None	None	None	None
Maximum Lot Coverage	30%	40%	None	None	45%
Maximum FAR	1.0	1.0	7.0	2.0	0.45
Maximum Building Height	35 ft	35 ft	n/a	n/a	50 ft
Design Standards	Section 13.1	Section 13.1 & 13.3		Section 13.1	Section 13.1
MINIMUM SETBACK REQUIREMENTS					
Minimum Front Setback	35 ft	35 ft	None ¹	None ¹	10 ft ¹

TABLE 9-2: COMMERCIAL DISTRICTS BULK AND SETBACK REGULATIONS

BULK AND SETBACK REGULATIONS	DISTRICT				
	C-1	C-2	C-3	C-4	C-5
Minimum Interior Side Setback	20 ft	20 ft	None ^{1,2}	None ^{1,2}	None ^{1,2}
Minimum Street Side Setback	30 ft	25 ft	None ¹	None ¹	10 ft ¹
Minimum Rear Setback	40 ft	20 ft	None ¹	None ¹	None ³

FOOTNOTES TABLE 9-2

¹ When C-3, C-4 or C-5 District boundaries are adjacent to a residential district, the required setback must be the same as required on the residential lot line.

² Where an interior side setback is provided, there must be a minimum interior side setback of 5 feet, provided that the structure contains a solid fireproof wall. If the structure contains windows and/or doors on the interior side yard, a setback equal to one-half the height of the structure is required.

³ Where a rear setback is provided and the rear yard is not adjacent to a public alley, there must be a minimum setback of 10 feet. If the rear yard abuts an alley, no setback is required.

9.4 GENERAL STANDARDS OF APPLICABILITY

A. Accessory Structures and Uses

See Section 15.5 (Accessory Structures and Uses) for standards governing accessory structures and uses.

B. Temporary Uses

See Section 14.4 (Temporary Uses) for standards governing temporary uses.

C. On-Site Development Standards

See Article 15 (On-Site Development Standards) for on-site development standards.

D. Off-Street Parking and Loading

See Article 16 (Off-Street Parking and Loading) for standards governing off-street parking and loading.

E. Landscaping and Screening

See Article 17 (Landscaping, Buffering and Screening) for standards governing landscaping and screening.

F. Signs

See Article 18 (Signs) for standards governing signs.