

Article 6. NON-RESIDENTIAL DISTRICTS

§6.01 General Regulations

In addition to the regulations of this Article applicable to each zoning district, development in agriculture and residential districts is also subject to each of the following, when applicable:

- A. Article 11 - Off-street parking and loading regulations;
- B. Article 12 - Sign regulations;
- C. Article 13 - Tree conservation buffers and landscaping;
- D. §10.12 - Telecommunications regulations; and
- E. Article 14 - Highway 280 Overlay District Regulations.

§6.02 C-P Preferred Commercial (Office) District

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

§6.02.02 *Use Regulations (permitted principal, conditional, and special exception uses).*

- A. Shown on Table 6-2.
- B. Additional Permitted principal uses. Office buildings with total floor area greater than 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.
- C. Additional Uses. Uses which are not specifically listed, but are substantially similar to uses permitted by right or with conditional use approval, may be considered for conditional use approval.

§6.02.03 *Area and dimensional regulations.* Shown in Table 6-4.

§6.02.04 *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 25-foot wide buffer on all rear and side property lines that abut said districts. See §13.03 Buffers. All special exception uses shall be surrounded by a 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 100 feet of a single family or two family residential district, in which case said buffer shall be increased to 20 feet in width. See §13.03 Buffers.

§6.02.05 *Additional regulations (when applicable):*

- A. 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 sides with a permanent wall or fence, at least six 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 12 feet in

height measured from the ground and be constructed to direct the beam away from any residential area.

§6.03 C-1 Neighborhood Shopping District

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

§6.03.02 *Use Regulations (permitted principal, conditional, and special exception uses).*

- A. Shown on Table 6-2.
- B. Additional permitted principal uses also include other neighborhood service facilities. Permitted accessory uses such as Off-premises beer and wine, subject to Article 10, Sec. 10.10 and On-premises alcohol, subject to Article 10, Sec. 10.11.
- C. Additional prohibited uses. Any retail establishment which requires outside storage of equipment, commodities or other materials not located within an enclosed service yard; off-premises sale of liquor.
- D. Additional Uses. Uses which are not specifically listed, but are substantially similar to uses permitted by right or with conditional use approval, may be considered for conditional use approval.

§6.03.03 *Area and dimensional regulations.*

- A. See Table 6-4
- B. The maximum permitted size of a retail or service establishment located in a shopping center shall be 4,500 square feet.

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

Table 6-1 Maximum Building Floor Area, C-1 District

<u>Type of Building</u>	<i>Lot or Parcel Area in Sf</i>			
	<u>Less than 40,000</u>	<u>40,000 to 59,999</u>	<u>60,000 to 99,999</u>	<u>10,000 or more</u>
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 area or parcel area	N/A	N/A	20%	25%

§6.03.04 *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 25-foot wide buffer on all rear and side property lines that abut said districts. See §13.03 Buffers. All special exception uses shall be surrounded by a 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 100 feet of a single family or two family residential district, in which case said buffer shall be increased to 20 feet in width. See §13.03 Buffers.

§6.03.05 *Additional regulations (when applicable):*

- A. §10.02 Shopping centers
- B. 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 sides with a permanent wall or fence, at least six feet tall and adequate to conceal the service yard from visibility.
- C. No exterior lighting fixture including lighting for parking areas, walkways, general illumination or any other purposes, except signs, shall extend more than 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.
- D. 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.

§6.04 C-2 Community Business District

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

§6.04.02 *Use Regulations (permitted principal, conditional, special exception, and prohibited uses).*

- A. Shown on Table 6-2.
- B. Additional permitted principal uses also include other neighborhood service facilities; other retail stores deemed appropriate within zone by City. Permitted accessory uses such as Off-premises beer and wine, subject to Article 10, Sec. 10.10 and On-premises alcohol, subject to Article 10, Sec. 10.11.
- C. Additional conditional uses. Uses listed as principal permitted uses in the General Business District.
- D. Additional prohibited uses. Any industrial, manufacturing, storage or other use not in accordance with the intent of this district, including but not limited to uses listed as permitted principal uses and conditional uses of the Light Industrial District; establishments where the on-premise sale of alcoholic beverages is the primary use or business activity, provided a use listed in this section is not expressly permitted by right or conditional use in the district.
- E. Additional Uses. Uses which are not specifically listed, but are substantially similar to uses permitted by right or with conditional use approval, may be considered for conditional use approval.

§6.04.03 *Area and dimensional regulations.* Shown on Table 6-4.

§6.04.04 *Buffer regulations.* When any permitted or conditional use with floor area less than 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 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 100,000 square feet is located wholly or partially