

CHAPTER 16

GENERAL COMMERCIAL ZONE (C)

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11-16-010 Purpose.

This zone is established to provide locations for a full range of office and retail commercial uses which are oriented to serve the City as a whole as well as other areas in the region. These uses may develop as freestanding facilities on individual lots, but are encouraged to occur in planned commercial centers which reflect unified designs that are architecturally compatible and in scale with the surrounding neighborhood. Property in the C zone is usually served by high volume arterial streets providing adequate transportation access to the sites. For this reason, control standards are established in this Chapter to insure that the street system will continue to function as intended.

11-16-020 Permitted Uses.

The following are permitted uses in the C Zone. No other permitted uses are allowed, except as provided by Section 11-4-105(6):

- (1) Agriculture;
- (2) Business and professional offices;
- (3) Class "A" beer outlet;
- (4) Commercial outdoor recreation, minor (family reunion center, outdoor reception facilities, picnic grounds, tennis courts, etc.);
- (5) Commercial testing laboratories;
- (6) Data processing services;
- (7) Fast food establishments, attached (walk-in service only, no exterior walk-up or vehicle drive-thru service);
- (8) Financial institutions;
- (9) Funeral home;
- (10) Neighborhood service establishments (low impact retail and service uses such as bakery, bookstore, dry-cleaning, hair styling, coin laundry, pharmacy, art supply/gallery, craft store, photo-copy center, etc.);
- (11) Printing/publishing services;
- (12) Public or quasi-public administrative offices in an existing building (excluding portable/temporary buildings);
- (13) Public park;
- (14) Public utility lines and rights-of-way;

- (15) Research and development activities;
- (16) Research services;
- (17) Seasonal fruit/produce vendor stands;
- (18) Signs complying with provisions the Sign Ordinance;
- (19) Uses customarily accessory to a listed permitted use.

11-16-030 Conditional Uses.

The following are conditional uses in the C zone. No other conditional uses are allowed, except as provided by Section 11-4-105(6):

- (1) Athletic or tennis club;
- (2) Auto, truck, recreational vehicle, and equipment sales and rental;
- (3) Automobile and truck repair, not including body work;
- (4) Car wash;
- (5) Class "B" beer outlet;
- (6) Commercial complex (commercial center);
- (7) Commercial indoor recreation (movie theater, video arcade, bowling alley, etc.);
- (8) Commercial outdoor recreation, major (miniature golf, batting cages, go-kart tracks, drive-in theaters, etc.);
- (9) Convenience store (sale of grocery items, non-prescription drugs, and/or gasoline from building with less than five thousand (5,000) square feet gross floor area);
- (10) Day care/pre-school center;
- (11) Department store;
- (12) Fast food establishments, detached (may include vehicle drive-thru facilities);
- (13) Fuel sales and/or storage;
- (14) Greenhouse/garden center (retail or wholesale);
- (15) Hotels and motels;
- (16) Lumber yard;
- (17) Neighborhood grocery (grocery store not exceeding fifteen thousand (15,000) square feet in gross floor area);
- (18) Pet store or pet grooming establishment;
- (19) Public utility substations, wireless transmission towers except as specified in Section 11-28-190, generating plants, pumping stations, and buildings;
- (20) Reception center;
- (21) Restaurants (traditional sit-down);
- (22) Self-service storage facilities;
- (23) Supermarkets;
- (24) Temporary uses;
- (25) Uses customarily accessory to a listed conditional use;
- (26) Veterinary hospital.

11-16-040 District Standards.

(1) Lot Size: Except in the case of a legal nonconforming lot, each individual commercial use not located in an approved commercial complex shall have a lot not less than one half acre in size. For the purpose of this section, "pad" sites in a commercial complex shall be considered separate commercial sites.

(2) Lot Width: Except in the case of a legal nonconforming lot, the minimum width for a commercial lot shall be one hundred (100) feet. For individual lots with a single use, one hundred (100) feet of frontage shall be provided on a fully improved public street except for "pad sites" in approved commercial centers.

(3) Setback from Streets: The minimum setback from public or private streets shall be twenty (20) feet for buildings or structures twenty (20) feet or less in height. Buildings or structures over twenty (20) feet in height shall be setback an additional foot for each foot of height over twenty (20) feet. Any commercial building located adjacent to, or across a street from, a residential zone shall have the same front yard setback as that required in residential zone. Parking lots shall not be permitted within the minimum required street setback(s). Such areas shall be permanently landscaped, except for approved access drives.

(4) Side and rear setbacks: There shall be no minimum setback requirement except where the C zone shares a common boundary with a non-commercial zone. In such a case, the minimum side and rear setbacks from property lines shall be twenty (20) feet for buildings and structures twenty (20) feet or less in height. Buildings or structures over twenty (20) feet in height shall be set back an additional foot for each foot of height over twenty (20) feet. If the area of the side or rear setback is used for parking or as a service area, a landscaped strip, not less than 10 feet in width shall be maintained along the property lines.

(5) Gasoline pump islands: Gasoline pump islands, as well as canopies that may be constructed over such facilities, shall be set back a minimum of twenty (20) feet from any property line.

(6) Building Height: Maximum building height shall be forty (40) feet.

(7) Lot Coverage: The maximum lot coverage shall be fifty percent (50%) for all buildings. (The requirements for landscaped areas, building setbacks, and off-street parking may result in less than a fifty percent (50%) lot coverage.)

11-16-050 Vehicular Circulation and Parking.

(1) Parking shall be provided for each use in conformance with Chapter 32 of this Title.

(2) On a corner lot, no curb cut shall be located closer than forty (40) feet to the property line corner at street intersections.

(3) Curb cuts shall not be located closer than fifteen (15) feet to a side or rear lot line, and the distance between separate curb cuts serving adjacent land uses shall not be less than forty

(40) feet unless the Planning Commission approves an exception based on one or more of the following circumstances:

- (a) A common curb cut serves adjacent land uses;
- (b) Curb cuts cannot meet separation standards due to narrow lot frontage;
- (c) Curb cuts cannot meet separation standards due to location of existing cuts on adjacent lots; or
- (d) A professional traffic engineer, after preparing a traffic study, recommends in writing that curb cuts be located closer to interior lot lines in order to maintain a safe distance from street intersections.

(4) A commercial lot or commercial complex with three hundred (300) feet of frontage or less shall have no more than two (2) curb cuts on any single street right-of-way. One additional curb cut may be allowed for each additional three hundred (300) feet of frontage on a single street right-of-way. Curb cuts shall have a minimum distance of forty (40) feet between them.

11-16-060 Design Standards.

Standards listed below shall supplement the design and development standards contained in Chapter 7 of this Title.

- (1) **Landscaping:** All open areas in the required yard spaces, except driveways, parking areas, walkways, and storage areas shall be maintained with suitable landscaping of plants, shrubs, trees, and grass.
 - (a) All landscaped areas shall be provided with an irrigation system capable of complete coverage and designed to minimize run-off and other wasting of water. Such system shall be maintained in a fully-operational condition.
 - (b) Street trees shall be planted along the frontage of commercial sites and shall be spaced at not more than thirty (30) feet on center. The minimum caliper size for street trees shall be two (2) inches.
 - (c) In landscape buffers adjacent to residential zones, a mix of evergreen and deciduous trees shall be planted at a ratio of not less than one (1) tree for each three hundred (300) square feet of landscape area. For conditional uses, this requirement may be increased if, in the opinion of the Planning Commission, additional screening or buffering is necessary on a specific site.
- (2) No outside storage shall be permitted except as expressly approved by the Planning Commission.
- (3) **Screening:**

- (a) Garbage or other refuse shall be screened from public view by an architectural concrete or masonry wall, or may be stored completely within an enclosed building. Trash dumpsters shall be located a minimum of twenty (20) feet from any common boundary with a non-commercial zone.
- (b) Where any commercial lot shares a common boundary with a residential zone, a six (6) foot concrete or masonry wall and approved landscape buffer shall be provided along such boundary. The wall shall be constructed concurrently with the foundation of the first proposed building.
- (c) All mechanical equipment, including heating and air conditioning units, shall be completely screened from surrounding properties by use of a concrete or masonry wall or shall be enclosed within a building. Roof-mounted equipment shall be screened by parapet walls or other approved means.

11-16-070 Hours of Operation.

The Planning Commission may limit hours of operation for conditional uses which are determined to have a potential detrimental impact on non-commercial properties in the immediate area. The Planning Commission may, from time to time, review any previously granted conditional use permit for the purpose of evaluating detrimental impact on surrounding non-commercial properties. Based upon such evaluation, the Planning Commission may impose limitations on hours of operation where such limitations were not previously imposed.

11-16-080 Maintenance of Improvements.

All landscaping shall be maintained in a healthy, neat and orderly condition, free of weeds and litter. All paved areas, walls or fences shall be maintained in good repair without broken parts, holes, potholes or litter.

Section 23-300 General Commercial Section Amended, 11/6/91, Ord. 91-41
 Residential R-1-10 Repealed 4/1/92, Ord. 92-08
 Recodified from Chapter 23 to Chapter 15 as General Commercial Zone (C), 5/18/94, Ord. 94-21
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