Article 9. Commercial Districts

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

<table>
<thead>
<tr>
<th>Uses</th>
<th>Districts</th>
<th>Use Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Residential Uses</strong></td>
<td>C-1</td>
<td>C-2</td>
</tr>
<tr>
<td>Assisted Living Facility&lt;sup&gt;1&lt;/sup&gt;</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Convalescent Home&lt;sup&gt;1&lt;/sup&gt;</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Dormitory&lt;sup&gt;6&lt;/sup&gt;</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Dwelling, Above the Ground Floor</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Independent Living Facility&lt;sup&gt;1&lt;/sup&gt;</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Lodging House&lt;sup&gt;1&lt;/sup&gt;</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Nursing Home&lt;sup&gt;1&lt;/sup&gt;</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Residential Facility: 7 or More Persons</td>
<td>C</td>
<td>C</td>
</tr>
<tr>
<td><strong>Institutional and Public Uses</strong></td>
<td>C-1</td>
<td>C-2</td>
</tr>
<tr>
<td>Club, Non-Profit</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Community Center</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Essential Services &amp; Essential Service</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Structure</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Homeless Day Center</td>
<td>C</td>
<td>C</td>
</tr>
<tr>
<td>Place of Worship</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Public Building</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Public Recreation Facility</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>School</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Temporary Shelter Facility</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>See Section 14.3.V</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Utilities</strong></td>
<td>C</td>
<td>C</td>
</tr>
<tr>
<td><strong>Commercial Uses</strong></td>
<td>C-1</td>
<td>C-2</td>
</tr>
<tr>
<td>Amusement Center</td>
<td>C</td>
<td>C</td>
</tr>
<tr>
<td>Bakery: Prep Area Less than 2,400sf</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Bakery: Prep Area More than 2,400sf</td>
<td>C</td>
<td>C</td>
</tr>
<tr>
<td>Commercial Kennel</td>
<td>C</td>
<td>See Section 14.3.F</td>
</tr>
<tr>
<td>Convenience Store</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Car Wash</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Dance Establishment</td>
<td>C</td>
<td>C</td>
</tr>
<tr>
<td>Day Care Facility: 12 or Less Persons</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Day Care Facility: 13 or More Persons</td>
<td>C</td>
<td>C</td>
</tr>
<tr>
<td>Drive-In Establishment</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Drive-Thru Facility&lt;sup&gt;2&lt;/sup&gt;</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Dry Cleaner&lt;sup&gt;3&lt;/sup&gt;</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Escape Room</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Financial Institution</td>
<td>P&lt;sup&gt;4&lt;/sup&gt;</td>
<td>P&lt;sup&gt;4&lt;/sup&gt;</td>
</tr>
<tr>
<td>Hotel/Motel</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Massage Facility</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>See Municipal Code Section 447</td>
<td></td>
<td></td>
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<tr>
<td>Medical/Dental Office</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Micro-Brewery</td>
<td>P/C</td>
<td>P/C</td>
</tr>
<tr>
<td>Motor Vehicle Dealership</td>
<td>C&lt;sup&gt;2&lt;/sup&gt;</td>
<td></td>
</tr>
<tr>
<td>Motor Vehicle Rental/Leasing Facility</td>
<td>C</td>
<td></td>
</tr>
<tr>
<td>Motor Vehicle Repair, Minor</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Office</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Personal Services Establishment</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Retail Goods Establishment</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Print Shop</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Restaurant</td>
<td>P&lt;sup&gt;5&lt;/sup&gt;</td>
<td>P</td>
</tr>
<tr>
<td>Restaurant with Drive-Thru Facility</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>School for Karate, Dance, Music, Exercise &amp; Vocational Training</td>
<td>P</td>
<td>P</td>
</tr>
</tbody>
</table>
### TABLE 9-1: COMMERCIAL DISTRICTS PERMITTED AND CONDITIONAL USES

<table>
<thead>
<tr>
<th>USES</th>
<th>DISTRICTS</th>
<th>USE STANDARDS</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>C-1</td>
<td>C-2</td>
</tr>
<tr>
<td>Service Station</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Shopping Centers: 20,000 or Less GFA</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Shopping Centers: Less than 50,000 GFA</td>
<td></td>
<td>P</td>
</tr>
<tr>
<td>Shopping Centers: 50,000 – 100,000 GFA</td>
<td>C</td>
<td>C</td>
</tr>
<tr>
<td>Shopping Centers: 100,000 or More GFA</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sign Sales &amp; Service</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Tavern</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Taxidermy</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Theater (Not Outdoor or Drive-In)</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Veterinary Office/Animal Hospital (Small Animal)</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Open Space Uses</td>
<td>C-1</td>
<td>C-2</td>
</tr>
<tr>
<td>Cemetery/Memorial Garden</td>
<td>C</td>
<td>C</td>
</tr>
<tr>
<td>Transportation Uses</td>
<td>C-1</td>
<td>C-2</td>
</tr>
<tr>
<td>Ambulance Operations Facility</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Parking Lot or Garage</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Industrial Uses</td>
<td>C-1</td>
<td>C-2</td>
</tr>
<tr>
<td>Warehousing (Indoor Only)</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Wholesale (Indoor Only)</td>
<td></td>
<td>P</td>
</tr>
<tr>
<td>Wind Energy Conversion Systems (WECS)</td>
<td>C-1</td>
<td>C-2</td>
</tr>
<tr>
<td>Building Mounted</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Freestanding</td>
<td>P/C</td>
<td></td>
</tr>
<tr>
<td>Meteorological Tower</td>
<td>C</td>
<td></td>
</tr>
</tbody>
</table>

### 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

<table>
<thead>
<tr>
<th>BULK AND SETBACK REGULATIONS</th>
<th>DISTRICT</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>C-1</td>
</tr>
<tr>
<td>BULK REQUIREMENTS</td>
<td></td>
</tr>
<tr>
<td>Minimum Lot Area</td>
<td>None</td>
</tr>
<tr>
<td>Minimum Floor Area (Dwelling Units)</td>
<td>Efficiency Dwelling Unit: 400sf</td>
</tr>
</tbody>
</table>
TABLE 9-2: COMMERCIAL DISTRICTS BULK AND SETBACK REGULATIONS

<table>
<thead>
<tr>
<th>BULK AND SETBACK REGULATIONS</th>
<th>DISTRICT</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>C-1</td>
</tr>
<tr>
<td>1-Bedroom: 540sf</td>
<td>1-Bedroom: 540sf</td>
</tr>
<tr>
<td>2-Bedroom: 750sf</td>
<td>2-Bedroom: 750sf</td>
</tr>
<tr>
<td>3+ Bedrooms: 750sf for first 2 bedrooms + 100sf for each additional bedroom</td>
<td></td>
</tr>
</tbody>
</table>

- **Minimum Lot Width**: None
- **Minimum Lot Depth**: None
- **Maximum Lot Coverage**: 30%
- **Maximum FAR**: 1.0
- **Maximum Building Height**: 35 ft
- **Design Standards**: Section 13.1

**MINIMUM SETBACK REQUIREMENTS**

<table>
<thead>
<tr>
<th>Minimum Front Setback</th>
<th>Minimum Interior Side Setback</th>
<th>Minimum Street Side Setback</th>
<th>Minimum Rear Setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>35 ft</td>
<td>20 ft</td>
<td>30 ft</td>
<td>40 ft</td>
</tr>
<tr>
<td>35 ft</td>
<td>20 ft</td>
<td>25 ft</td>
<td>20 ft</td>
</tr>
<tr>
<td>None</td>
<td>None</td>
<td>None</td>
<td>None</td>
</tr>
</tbody>
</table>

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.

**FOOTNOTES TABLE 9-2**

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.