

CHAPTER 9 C-5 NEIGHBORHOOD CORRIDOR COMMERCIAL DISTRICT

SECTION 9.01 INTENT AND PURPOSE

The purpose of this Chapter is to provide regulations for certain high traffic corridors within the city that exhibit unique characteristics not found in other commercial districts in the city, and to encourage appropriate development and redevelopment to sustain the economic viability of the district. The regulations herein are based on the following findings:

- A. The shallow depth and adjacent residential districts and uses of many of the parcels along arterial routes make it difficult to arrange a site plan that can meet the setback, parking and buffer standards required of other Commercial Districts in this Ordinance.
- B. The City wishes to encourage combinations of parcels to increase lot widths and depths to allow successful commercial development while allowing sufficient area to adequately protect adjacent residential land uses.
- C. The long-term viability of single-family residential uses along some arterial corridors is a concern. These residential uses are subject to high traffic volumes and future street widening. These factors call into question the long-term use of residential properties with shallow front yard setbacks.
- D. Uses appropriate for this District must be accommodated within relatively small lots and must be compatible with the adjacent residential neighborhoods.
- E. Establishing setbacks closer to the street than what is required in other commercial districts is considered appropriate given the unique conditions of this District and an objective to increase pedestrian activity along the street.

SECTION 9.02 TABLE OF USES AND PARKING

- A. The following abbreviations apply to the Table of Uses and Parking:

- P: Land and/or buildings in this District may be used for the purposes listed by right.
- SLU: The following uses may be permitted by obtaining Special Land Use approval when all applicable standards as cited in Chapter 15 are met.
- NP: Use is not permitted in the District.

Use	Approval Type	Parking Requirement Spaces per unit of measurement
Residential		
Detached single-family homes existing at the effective date of this Ordinance. Such homes may be improved, expanded and reconstructed as a conforming use.	P	2 Per dwelling unit

Use	Approval Type	Parking Requirement Spaces per unit of measurement
Residential dwellings located on the same premises as non-residential uses permitted by this Chapter, provided that all such dwellings meet all applicable Building Codes.	P	2 Per dwelling unit
Retail		
Building supply and equipment establishments.	SLU	1 Per each 400 sq. ft. GFA
Commercial enterprises producing merchandise on the premises	SLU	1 Per each 350 sq. ft. GFA
Open Air Businesses.	SLU	1 Per each 800 sq. ft. of lot area used for the open air business plus parking for any main use building and associated accessory uses
Pawnshops	SLU	1 Per each 250 sq. ft. GFA
Restaurants, freestanding and other establishments serving food and/or beverages, including outdoor seating areas, but not including drive-through facilities.	SLU	1 per 75 sq. ft. UFA, including outdoor seating areas
Restaurants within shopping centers, excluding drive-throughs	P	1 Per each 100 sq. ft. UFA
Retail businesses	P	1 Per each 300 sq. ft. GFA
Convenience stores	P	
Vehicle rental establishments.	SLU	1 Per each 600 sq. ft. GFA
Offices		
Office	P	1 Per each 400 sq. ft. GFA
Clinic	SLU	2 Per each exam or outpatient procedure room or station plus 1 per each lab or recovery room
Service and Repair Establishments		
Animal hospitals and kennels.	SLU	1 Per each 400 sq. ft. GFA
Financial Institutions, freestanding	P	1 Per each 300 sq. ft. GFA
Financial Institutions, drive-in	SLU	1 Per each 300 sq. ft. GFA plus 3 standing spaces per each out-side teller or other outside service window
Funeral homes and Crematoria	SLU	1 Per each 50 sq. ft. of parlor area
Personal service establishments	P	1 Per each 400 sq. ft. GFA

Use	Approval Type	Parking Requirement Spaces per unit of measurement
Repair and service establishments	SLU	1 Per each 1000 sq. ft. GFA
Vehicle repair-major and minor	SLU	2 Per each service stall, plus one per each employee
Fuel Stations	SLU	2 Per each service stall, plus one per each employee
Vehicle washes		1 per each employee
Institutional, Recreational, and Utilities		
Adult and Child Care Institutions	SLU	1 Per each 4 beds, <u>plus</u> 1 Per each daytime work shift staff, <u>plus</u> 1 Per each 4 off-site visiting staff
Assembly buildings	SLU	1 Per each 3 seats or six (6) feet of bleacher seating or each 100 sq.ft. whichever is greater
Bowling alleys or skating rinks	SLU	4 Per bowling lane, <u>plus</u> ½ the amount required for accessory uses
Commercial recreation, indoor	SLU	Parking Operations Plan but not less than 3 per court or other recreational use plus parking required for any accessory uses. If athletic fields are included, there shall be provided an additional 10 spaces per field
Commercial recreation, outdoor	SLU	Parking Operations Plan but not less than 1 per each miniature golf holes plus two per each batting cage plus one per each 50 sq. ft. with video games plus 3 spaces per court
Commercial schools	SLU	6 Per classroom or amount required for the auditorium place of assembly, whichever is greater
Day Care Centers	SLU	Parking operations plan or 1 Per each 3 clients computed on the basis of the greatest number of clients on site at a given time.
Elementary and secondary schools	SLU	3 Per classroom or amount required for the auditorium place of assembly, whichever is greater; separate areas for student drop off and pick up areas for buses must be provided.
High schools, colleges and universities	SLU	6 Per classroom or amount required for the auditorium place of assembly, whichever is greater; separate areas for student drop off and pick up areas for buses must be provided.
Housing for the elderly.	SLU	1 Per dwelling unit <u>plus</u> 1 per each daytime work shift staff
Libraries, art galleries or museums	SLU	1 Per each 300 sq. ft. GFA

Use	Approval Type	Parking Requirement Spaces per unit of measurement
Freestanding Off Street Parking	P	Parking Operations Plan
Municipal and Public Service Activities	SLU	1 Per each 300 sq. ft. GFA, not including parking areas for municipal vehicles (police cars, public works vehicles, etc.), plus spaces required for assembly areas.
Parking lots to serve an adjacent permitted or approved special land use	SLU	N/A
Places of religious worship	P	2 Per each 5 seats based on the maximum seating capacity of the main place of assembly up to 2,500 persons
Radio and Television Stations.	SLU	1 Per each 250 sq. ft. GFA
Radio, Television, or Microwave Tower	SLU	None
Theaters	SLU	4 Per each 10 persons allowed within the maximum occupancy load as established by local, city, county, state – fire, health, or building codes
Utility substations, switching stations, and transmission lines	SLU	2

SECTION 9.03 DEVELOPMENT REQUIREMENTS

A. SITE PLAN APPROVAL REQUIREMENTS

The following chart provides requirements for site plan approval. A site plan shall be submitted for Planning Commission review in connection with the following, unless specifically exempted in Section 14.02:

Site Plan Approval Requirements	Other Requirements
Special Land Use, Plats, Site Condominium Projects, and Shopping Centers and Municipal Buildings	All other new buildings with a permitted use shall be subject to approval by the Staff Review Team in accordance with the requirements of Section 13.05. See Section 3.25 for site condominium requirements and procedures. See Chapter 14 for site plan requirements. See Chapter 15 for Special Land Use requirements.

B. LOT AND YARD REQUIREMENTS

Requirement		Other Requirements	
Minimum Lot Area	10,000sq. ft.		
Minimum Lot Width	75 ft.	Any non-residential use on a corner lot must provide the minimum frontage along the <u>arterial street</u> . Lot width is measured at the front setback line.	
Front Yard	All main buildings shall be set back a minimum of 15 feet from the front lot line	Except for necessary driveways the required front yard shall be landscaped	
		Parking within the front yard area of a side yard may be permitted to within five (5) feet of the front lot line as a Special Land Use. Where permitted a three (3) foot high, brick screen wall with a limestone cap (or similar materials and design) or dense hedgerow shall be provided to screen the parking lot.	
		No storage, overnight parking, off-street loading areas or accessory structures shall be permitted.	
Side Yard	Abutting Residential Districts or uses	20 ft.	A six (6) foot high fence, masonry wall or vertical screen shall be provided for screening. Landscaping is required along the fence or wall. Dumpsters shall be placed adjacent to the main use building
	Abutting Nonresidential Districts	10 ft	If the building is not placed on the lot line.
		None	If the building is placed on the lot line.
	Corner Lots	15 ft	On secondary frontage
			See definition of Yard, Side in Section 2.02.Y
Rear Yard	Abutting Residential Districts or uses	40 ft	All paved areas shall be set back a minimum of twenty (20) feet. A six (6) foot high fence, masonry wall, or vertical screen shall be provided for screening. Landscaping is required along the fence or wall.
	Abutting Nonresidential Districts	25 ft.	May be paved and used for parking
Maximum Building Height	3 stories or 35 feet, whichever is lower	See Chapter 2, definition for building height.	

C. SPECIAL DESIGN AND OPERATION STANDARDS

1. Lighting for parking areas and buildings shall comply with the requirements of Chapter 20, Lighting.

2. Mechanical equipment and service areas shall be visually screened from adjacent properties and public streets. The architectural design of the building shall incorporate design features that screen, contain and conceal all heating, ventilation, air conditioning units, trash enclosures, dumpsters, loading areas and service yards.
3. Driveways: The number and location of driveways within the C-5 District shall be determined according to the provisions outlined in Chapter 17.

D. DEVELOPMENT REQUIREMENTS FOR PARKING

1. The amount of required off-street parking spaces for individual uses shall be determined in accordance with the table in Section 9.02.
2. The design requirements for off street parking shall be in accordance with Section 17.04

E. DEVELOPMENT REQUIREMENTS FOR SIGNS. See also Chapter 16 Signs for general requirements.

C-5 District					
Signs Permitted	Size	Number	Height	Location	Other Requirements
Freestanding Ground	50 sq. ft.	1 per lot	4 ft. above mean grade	If less than 5 ft. from ROW line	
			6 ft. above mean grade	If 5 ft. or more from ROW line	
Wall	1½ sq. ft. for each 1 lineal foot of wall	1 per street frontage	Cannot extend above roof line	On wall facing street, parking area or public entrance	Area calculated using the wall to which the sign is attached
	1 sq. ft. for each 2 lineal feet of wall	1 per wall facing public parking area or public entrance not facing a street			
Non-Commercial	32 sq. ft.	1 per issue or candidate or issue per street frontage		Outside of ROW	
Real Estate	32 sq. ft.	1	6 ft.	Set back at least 10 feet from a side or rear lot line	Permitted only when property is for sale, rent, or lease
Institutional Bulletin Board	50 sq. ft.	1	4 ft. above mean grade	If less than 5 ft. from ROW line	Only permitted for institutional uses. Not

C-5 District					
Signs Permitted	Size	Number	Height	Location	Other Requirements
			6 ft. above mean grade	If 5 ft. or more from ROW line	permitted if a ground sign is also used.
Directional	6 sq. ft.	Subject to Zoning Administrator approval where required for traffic safety, subject to approved plan for design, number, and location.			
Window	Shall not cover more than 25 percent of window area on any side of a building				
Portable	32 sq. ft.	1	Same as Freestanding Ground	Outside of ROW and in a location where driver visibility is not impaired	Limited to 30 days of display in any calendar year