

DIVISION X

"C-4" COMMERCIAL DISTRICT

60-6-60 **PURPOSE.** The "C-4" Commercial District is established to promote the exclusive development of a wide range of commercial related uses.

60-6-61 **LOT AND BUILDING REQUIREMENTS.** Every principal building erected in any "C-4" district shall conform to the applicable requirements indicated in tabular form below:

REQUIREMENTS

- | | | |
|-----|--|---|
| (a) | Minimum lot area: | 10,000 sq. ft. |
| (b) | Minimum lot width:
(at established building line) | 75 ft. |
| (c) | Minimum lot depth: | 100 ft. |
| (d) | Minimum setbacks: | |
| | 1. From front lot line: | 25 ft. |
| | 2. From side and rear lot line: | None (except when abutting an "A" District, a 5-foot setback shall be required) |
| (e) | Maximum building height: | 35 ft. |
| (f) | Maximum percentage of lot building coverage: | 50 percent |

(Ord. No. 4960; 9-15-92)

60-6-62 **PERMITTED USES.**

Amusement and recreation: armory, assembly hall, bowling alley, dance hall, pool and billiards, theatre, skating rink, or other social, sport or recreation center operated as a business within a building which is sufficiently sound-insulated to effectively confine the noise to the premises.

Automotive services: public garages; service stations; service garages; automobile laundry, provided the premises are located not less than 50 feet from a residence district; parking lot; lot for the sale of new motor vehicles or trailers.

Bed and breakfast establishments. (#5039)

Eating places of all types.

Funeral homes and mortuaries. (Ord. No. 4960; 6-15-92)

Motels and hotels.

Not-for-profit lodges and clubs.

Sale of apparel of all kinds.

Sale of foods and beverages of all kinds, including sale for consumption on the premises.

Sale of furniture and household goods.

Sale of general merchandise.

Sale of other goods and merchandise.

Service establishments of all types.

60-6-63 SPECIAL USES.

Animal shelters, boarding and hospitals.

Convenience Stores. (Ord. No. 6075; 01-03-00)

Establishments that hold a Class A, B or C liquor license. (Ord. No. 6264; 02-05-00)

Exterior amusement and recreational uses such as go-cart tracks, batting cages, water slides, etc.

Halfway House, provided that it is located not less than 1,320 feet from another Halfway House or Community Residence, said distance shall be measured in a straight line from property lines. (Ord. No. 5786; 08-18-97)

Home for the aged. (Ord. No. 4960; 6-15-92)

Large Community Residences whether located more or less than **660 feet** from another community residence;

(A) The City Council finds that the cumulative effect of such use would not alter the residential character of the neighborhood, or if not a residential neighborhood, the general character of the neighborhood, would not create an institutional setting, or its operation would not create an adverse effect on surrounding properties;

(B) Prior to occupancy, a special use permit is applied for and received. (Ord. No. 5831; 01-05-98)

Multi-Family dwellings. (Ord. No. 6131; 05-01-00)

Nursing homes.

Outdoor restaurants/dining establishments. (Ord. No. 5548; 04-01-96)

Planned unit developments.

Small Community Residences located more or less than **660 feet** from another community residence;

(A) The City Council finds that the cumulative effect of such use would not alter the residential character of the neighborhood, would not create an institutional setting, or its operation would not create an adverse effect on surrounding properties;

(B) Prior to occupancy, a special use permit is applied for and received. (Ord. No. 5831; 01-05-98)

Used motor vehicle sales.

Wholesale businesses, storage buildings, storage sheds and warehouses. (Ord. No. 5196; 01-03-94)

60-6-64 - 60-6-65 RESERVED.