

Sec. 34-5-89. Reserved.

DIVISION 10. "DC" DOWNTOWN COMMERCIAL DISTRICT

Sec. 34-5-90. Purpose.

The purpose of the "DC", downtown commercial district, is to enhance the character of downtown by permitting selected retail sales and service activities in the downtown area. The "DC" district is considered consistent with and designed to implement the provisions of the Comprehensive Plan for land in the downtown area, which is designated as commercial on the city's land use plan map.

(Sec. 5.10.1)

Sec. 34-5-91. Permitted uses.

This is a zone allowing a variety of commercial activities appropriate for a downtown with "old town" charm. Buildings or structures may be erected, altered or used for the following.

- (a) *Less intense commercial uses.* All uses permitted in the "NC", neighborhood commercial zone, as permitted within this zone.
- (b) *Commercial/retail.*
 - (1) Automotive parts, accessories and tire stores.
 - (2) New and used car dealers.
 - (3) Motorcycle, boat, and other motor vehicle dealers.
 - (4) Theaters.
 - (5) Vehicle repair services.
- (c) *Office and professional uses.*
- (d) *Service uses.*
 - (1) Business schools and computer and management training.
 - (2) Cable networks and program distribution.
 - (3) Cosmetology and barber schools.
 - (4) Funeral homes and funeral services.
 - (5) Health care and social assistance including the following:
 - (a) Residential care facilities including assisted living, life care, and nursing home facilities.
 - (b) Physical rehabilitation/vocational rehabilitation services.
 - (6) Local messengers and local delivery.
 - (7) Office machinery and equipment rental and leasing.
 - (8) Radio and television broadcasting.

- (9) Rental and leasing services including the following:
 - (a) Passenger car rental and leasing.
 - (b) Formal wear and costume rental.
 - (c) Video tape and disc rental.
- (10) Repair and maintenance including electronic and precision equipment repair and maintenance.
- (11) Technical and trade schools.
- (e) *Institutional.*
 - (1) Convention and visitors bureaus.
 - (2) Parking lots and garages.
 - (3) Parks and playgrounds.
 - (4) Urban transit systems.
- (f) *Additional uses.*
 - (1) Additional uses determined to be similar and consistent with those listed above. In each case the development administrator shall consider the "unlisted" use's compatibility in the proposed location. He also may determine the use to be "not permitted" but suitable for conditional use consideration.
 - (2) Residential uses are considered appropriate use in commercial zones. To assure compatibility, especially in smaller lot configurations, site plan submittal requirements must be met and the residential zone designation (RS-8, RS-10, etc.) shall be determined with all standards maintained.

(Sec. 5.9.2)

Sec. 34-5-92. Accessory uses and structures.

Uses and structures customarily accessory to a permitted use may be allowed within the "DC" district. These include but are not limited to:

- (a) Residential uses are allowed provided that they are located on the second floor of the building or at the rear of the building.
- (b) Concealed communication antennas, as defined in article II, are allowed as an accessory use.
- (c) A communication antenna may be allowed based on the criteria in section 34-7-18.
- (d) Outdoor sales/displays not placed on public property or hindering adequate on-site parking. (Separate permit required.)

(Sec. 5.10.3)

Sec. 34-5-93. Conditional uses.

The following uses may be allowed within the "DC" district subject to the criteria established in section 34-13-4 et seq. and the performance standards contained in section 34-7-21.

- (a) Gasoline stations.
- (b) Restaurants with outdoor seating areas.
- (c) Other uses found in more intense commercial districts that may be suitable for the downtown commercial district.
- (d) Permitted uses that are determined by the development administrator to have conditions which may require a higher level of review and design constraint.

(Sec. 5.10.4)

Sec. 34-5-94. Planned development procedure.

Developments may be approved based on the planned development procedures in section 34-6-30 et seq.

(Sec. 5.2.5)

Sec. 34-5-95. Site plan required.

A site plan shall be required for all permitted and conditional uses in the "DC" district based on the procedures in section 34-13-11 et seq.

(Sec. 5.10.5)

Sec. 34-5-96. Off-street parking and loading requirements.

Off-street parking and loading facilities are not required in the "DC" district.

(Sec 5.10.6)

Sec. 34-5-97. Temporary uses.

(a) *Temporary outdoor displays.* Temporary outdoor displays of merchandise may be allowed by the development administrator based on the permit process outlined in section 34-13-31.

(b) *Temporary seasonal displays.* Temporary seasonal displays may be allowed by the development administrator based on the permit process outlined in section 34-13-32. Duration of seasonal displays may be extended by the development administrator.

(c) *Festivals.* Festivals may be allowed by the development administrator based on the permit process outlined in section 34-13-33.

(Sec. 5.10.7)

Sec. 34-5-98. "DC" dimensional regulations.

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| (a) Minimum lot size: | 5,000 square feet |
| (b) Minimum lot width: | 50 feet |
| (c) Minimum lot depth: | 100 feet |
| (d) Minimum front yard: | None |
| (e) Minimum side yard: | None, unless the side of the lot abuts land zoned residential in which case there shall be a side yard of at least 10 feet. If a side yard is not required but is provided, it shall be at least five feet in width. |
| (f) Minimum rear yard: | 10 feet |
| (g) Gasoline station pumps: | Gasoline pumps must be setback 15 feet from any street line; 25 feet from any side or rear lot line; and 50 feet from any residentially-zoned land. |
| (h) Maximum building height: | 3 stories or 45 feet |
| (i) Maximum building coverage: | N/A |
- (Sec. 5.10.8)

Sec. 34-5-99. Reserved.**DIVISION 11. "GC" GENERAL COMMERCIAL DISTRICT****Sec. 34-5-100. Purpose.**

The purpose of the "GC", general commercial district, is to permit more intense retail sales and various service activities in appropriate areas. The "GC" district is considered consistent with and designed to implement the provisions of the Comprehensive Plan for land designated as commercial on the city's land use plan map.

(Sec. 5.11.1)

Sec. 34-5-101. Permitted uses.

Buildings or structures may be erected, altered or used for the following.

- (a) *Less intense commercial uses.* All uses permitted in the "NC", neighborhood commercial, and the "DC", downtown commercial zone, are permitted within this zone.
- (b) *Commercial/retail.*
- (1) Publishing industries.
 - (2) Gasoline stations.
 - (3) Restaurants with outdoor seating.
- (c) *Office and professional uses.*
- Commercial*

Sec. 34-5-98. "DC" dimensional regulations.

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|--------------------------------|--|
| (a) Minimum lot size: | 5,000 square feet |
| (b) Minimum lot width: | 50 feet |
| (c) Minimum lot depth: | 100 feet |
| (d) Minimum front yard: | None |
| (e) Minimum side yard: | None, unless the side of the lot abuts land zoned residential in which case there shall be a side yard of at least 10 feet. If a side yard is not required but is provided, it shall be at least five feet in width. |
| (f) Minimum rear yard: | 10 feet |
| (g) Gasoline station pumps: | Gasoline pumps must be setback 15 feet from any street line; 25 feet from any side or rear lot line; and 50 feet from any residentially-zoned land. |
| (h) Maximum building height: | 3 stories or 45 feet |
| (i) Maximum building coverage: | N/A |
- (Sec. 5.10.8)

Sec. 34-5-99. Reserved.**DIVISION 11. "GC" GENERAL COMMERCIAL DISTRICT****Sec. 34-5-100. Purpose.**

The purpose of the "GC", general commercial district, is to permit more intense retail sales and various service activities in appropriate areas. The "GC" district is considered consistent with and designed to implement the provisions of the Comprehensive Plan for land designated as commercial on the city's land use plan map.

(Sec. 5.11.1)

Sec. 34-5-101. Permitted uses.

Buildings or structures may be erected, altered or used for the following.

- (a) *Less intense commercial uses.* All uses permitted in the "NC", neighborhood commercial, and the "DC", downtown commercial zone, are permitted within this zone.
- (b) *Commercial/retail.*
 - (1) Publishing industries.
 - (2) Gasoline stations.
 - (3) Restaurants with outdoor seating.
- (c) *Office and professional uses.*

(d) *Service uses.*

- (1) Construction.
- (2) Couriers and messengers.
- (3) Motor vehicle towing.
- (4) Repair and maintenance including automotive, commercial and industrial machinery and equipment.

(e) *Institutional.*

(f) *Additional uses.*

- (1) Additional uses determined to be similar and consistent with those listed above. In each case the development administrator shall consider the "unlisted" use's compatibility in the proposed location. He also may determine the use to be "not permitted" but suitable for conditional use consideration.

(Sec. 5.9.2)

Sec. 34-5-102. Accessory uses and structures.

Uses and structures customarily accessory to a permitted use may be allowed within the "GC" district unless such accessory use is specifically listed as a conditional use in section 34-5-103. These include but are not limited to:

- (a) Residential uses are allowed provided that they are located on the second floor of the building or at the rear of the building.
- (b) Concealed communication antenna, as defined in article II, are allowed as an accessory use.
- (c) A communication antenna may be allowed based on the criteria in section 34-7-18.
- (d) Outdoor sales/displays not placed on public property nor hindering adequate on-site parking. (Separate permit required.)

(Sec. 5.11.3)

Sec. 34-5-103. Conditional uses.

The following uses may be allowed within the "GC" district subject to the criteria established in section 34-13-4 et seq. and the performance standards contained in section 34-7-21.

- (a) Communication towers based on the performance standards in section 34-7-21.
- (b) Pet crematoriums.
- (c) Permitted uses that are determined by the development administrator to have conditions which may require a higher level of review and design constraint
- (d) Outdoor storage.

(Sec. 5.11.4)

Sec. 34-5-104. Planned development procedure.

Developments may be approved based on the planned development procedures in section 34-6-30 et seq.

(Sec. 5.2.5)

Sec. 34-5-105. Site plan required.

A site plan shall be required for all permitted and conditional uses in the "GC" district based on the procedures in section 34-13-11 et seq.

(Sec. 5.11.5)

Sec. 34-5-106. Off-street parking and loading requirements.

Off-street parking and loading requirements are specified in article IX.

(Sec. 5.11.6)

Sec. 34-5-107. Temporary uses.

(a) *Temporary outdoor displays.* Temporary outdoor displays of merchandise may be allowed by the development administrator based on the permit process outlined in section 34-13-31.

(b) *Temporary seasonal displays.* Temporary seasonal displays may be allowed by the development administrator based on the permit process outlined in section 34-13-32. Duration of seasonal displays may be extended by the development administrator.

(c) *Festivals.* Festivals may be allowed by the development administrator based on the permit process outlined in section 34-13-33.

(Sec. 5.11.7)

Sec. 34-5-108. "GC" dimensional regulations.

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| (a) Minimum lot size: | 10,000 square feet |
| (b) Minimum lot width: | 100 feet |
| (c) Minimum lot depth: | 100 feet |
| (d) Minimum front yard: | 25 feet |
| (e) Minimum side yard: | None, unless the side of the lot abuts land zoned residential in which case there shall be a side yard of at least 10 feet. If a side yard is not required but is provided, it shall be at least five feet in width. |
| (f) Minimum rear yard: | 20 feet |

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| (g) Gasoline station pumps: | Gasoline pumps must be setback 15 feet from any street line; 25 feet from any side or rear lot line; and 50 feet from any residentially-zoned land. |
| (h) Maximum building height: | 2.5 stories or 35 feet |
| (i) Maximum building coverage: | N/A |
- (Sec. 5.11.8)

Sec. 34-5-109. Reserved.

DIVISION 12. "LI" LIGHT INDUSTRIAL DISTRICT

Sec. 34-5-110. Purpose.

The purpose of the "LI", light industrial district, is to encourage the development and redevelopment of those areas, which are designated as industrial on the city's land use plan map. The "LI" district is further intended to allow for light industrial and selected intensive industrial uses.

(Sec. 5.12.1)

Sec. 34-5-111. Permitted uses.

The "LI" district is designed to allow a wide range of light manufacturing, storage and wholesale uses. Buildings or structures may be erected, altered or used for the following.

- (a) Administrative and support services including the following:
 - (1) Business support services.
 - (2) Investigation and security services.
 - (3) Services to buildings and dwellings.
 - (4) Other support services.
- (b) Apparel manufacturing.
- (c) Beverage and tobacco product manufacturing.
- (d) Building material and garden equipment and supplies dealers.
- (e) Computer and electronic product manufacturing.
- (f) Construction.
- (g) Converted paper product manufacturing.
- (h) Couriers and messengers.
- (i) Dry cleaning and laundry services.
- (j) Electrical equipment, appliance and component manufacturing.
- (k) Fabricated metal product manufacturing.