

“C-4” COMMERCIAL DISTRICT

§ 162.275 PURPOSE.

The “C-4” Commercial District is established to promote the exclusive development of a wide range of commercial related uses.

(1960 Code, § 60-6-60)

§ 162.276 LOT AND BUILDING REQUIREMENTS.

Every principal building erected in any “C-4” District shall conform to the applicable requirements indicated in tabular form below:

Maximum building height	35 ft.
Maximum percentage of lot building coverage	50%
Minimum lot area	10,000 sq. ft.
Minimum lot depth	100 ft.
Minimum lot width	75 ft. (at established building line)
Minimum setbacks	
From front lot line	25 ft.
From side and rear lot line	None (except when abutting an “A” District, a 5-foot setback shall be required)

(1960 Code, § 60-6-61) (Ord. 4960, passed 9-15-1992)

§ 162.277 PERMITTED USES.

(A) Amusement and recreation: armory, assembly hall, bowling alley, dance hall, pool and billiards, theater, 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;

(B) 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;

(C) Bed and breakfast establishments;

(D) Eating places of all types;

(E) Funeral homes and mortuaries;

(F) Motels and hotels;

- (G) Not-for-profit lodges and clubs;
- (H) Sale of apparel of all kinds;
- (I) Sale of foods and beverages of all kinds, including sale for consumption on the premises;
- (J) Sale of furniture and household goods;
- (K) Sale of general merchandise;
- (L) Sale of other goods and merchandise; and
- (M) Service establishments of all types.

(1960 Code, § 60-6-62) (Ord. 4960, passed 6-15-1992; Ord. 5039, passed - -)

§ 162.278 SPECIAL USES.

- (A) Animal shelters, boarding and hospitals;
- (B) Convenience stores;
- (C) Establishments that hold a Class A, B or C liquor license;
- (D) Exterior amusement and recreational uses such as go-cart tracks, batting cages, water slides and the like;
- (E) Home for the aged;
- (F) Large community residences whether located more or less than 660 feet from another community residence:

(1) 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; and

(2) Prior to occupancy, a special use permit is applied for and received.

- (G) Metal buildings larger than 150 square feet in area;
- (H) Multi-family dwellings;
- (I) Nursing homes;
- (J) Outdoor restaurants/dining establishments;
- (K) Planned unit developments;
- (L) Small community residences located more or less than 660 feet from another community residence:

(1) 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; and

- (2) Prior to occupancy, a special use permit is applied for and received;
- (M) Used motor vehicle sales;
- (N) Wholesale businesses, storage buildings, storage sheds and warehouses;
- (O) Personal solar energy system (PSES);
- (P) Solar farm energy system (SFES); and
- (Q) Adult-use cannabis dispensing organizations; provided, they meet all the requirements of [Chapter 123](#) (Adult-use cannabis).

(1960 Code, § 60-6-63) (Ord. 4960, passed 6-15-1992; Ord. 5196, passed 1-3-1994; Ord. 5548, passed 4-1-1996; Ord. 5831, passed 1-5-1998; Ord. 6075, passed 1-3-2000; Ord. 6131, passed 5-1-2000; Ord. 6264, passed 2-5-2000; Ord. 7174, passed 8-18-2008; Ord. 8283-2018, passed 12-3-2018; Ord. 8404-2019, passed 12-19-2019)