

CHAPTER 1157
C-2 Planned Commercial District

1157.01	Permitted uses.	1157.06	Height requirements.
1157.02	Accessory uses.	1157.07	Site design requirements.
1157.03	Parking requirements.	1157.08	Plan approval.
1157.04	Loading requirements.	1157.09	Enforcement and penalty.
1157.05	Area requirements.		

CROSS REFERENCES

Interpretation and compliance - see P. & Z. Ch. 1123
Supplemental site and use regulations - see P. & Z. Ch. 1181
Special use regulations - see P. & Z. Ch. 1183
Planned Districts - see P. & Z. Ch. 1185
Nonconforming uses - see P. & Z. Ch. 1187
Flood plain management - see BLDG. Ch. 1317
Soil erosion and sediment control - see BLDG. Ch. 1323
Housing and property maintenance standards - see PROP. STDS.Ch. 1711
Property performance standards - see PROP. STDS. Ch. 1717

1157.01 PERMITTED USES.

- (a) Permitted uses are as follows:
- (1) Retail sales and services except drive-thru pony kegs and similar drive-thru beverage sales businesses.
 - (2) Large retail sales and services.
 - (3) Offices.
 - (4) Restaurants and other food services.
 - (5) Entertainment and recreational facilities.
 - (6) Minor automotive repair, filling stations and car washes on lots of 25,000 square feet or greater with a minimum frontage of 150 feet, an enclosed area of 2,000 square feet, with restrooms for both men and women, and no vehicle parked outside for more than forty-eight (48) hours.
 - (7) Schools, including public, private and business.
 - (8) Private clubs or lodges.
 - (9) Public buildings or public facilities.
 - (10) Churches, synagogues, and other places of worship.
 - (11) Hospitals.
 - (12) Hotels and motels.
 - (13) Nursing homes and senior housing.
 - (14) Greenhouses and nurseries.
 - (15) Daycares and preschools.
 - (16) Funeral homes.
 - (17) Health/recreation facilities.
- (b) Any building used primarily for any of the above enumerated purposes may have not more than forty percent (40%) of the floor area devoted to storage purposes incidental to such primary use.

(c) Any existing single-family dwelling may be remodeled, enlarged, repaired or otherwise improved provided that the requirements and criteria set forth in Chapter 1149 are followed; however, a new dwelling shall not be permitted to be constructed in the C-2 District. (Ord. 2003-1. Passed 3-13-03.)

1157.02 ACCESSORY USES.

(a) Accessory buildings and uses customarily incident to the above uses are permitted, but shall be complimentary to the main building and surrounding properties.

(b) More than one (1) main building may be located upon the lot, but only when such buildings conform to all open space requirements around the lot for the district in which the lot is located.

(c) There shall be no outside sales or storage of merchandise or products by retail, service, office, restaurant, entertainment, recreational, or automotive establishments. Retail establishments may conduct outdoor sales of plants, shrubs and trees for a one hundred (100) day period per year. This shall be limited to a total of three thousand (3,000) square feet in any area or in parking spaces; however, all drives shall remain open for traffic.

(d) Grading, filling, excavating or any change in the grade or property that involves the moving, depletion or replacement of more than 100 cubic yards of material or changes the existing elevation by more than one (1) foot requires a permit. At no time shall any grading be detrimental to surrounding property in appearance or in the diversion of stormwater drainage.

(e) Vending machines located outside of a building shall be limited to three (3) per building. (Ord. 2003-1. Passed 3-13-03.)

1157.03 PARKING REQUIREMENTS.

(a) Location of Parking Spaces and Vehicle Types That May Be Parked.

- (1) Parking of passenger cars, station wagons, panel trucks, vans and pickup trucks is permitted; however, any vehicle in excess of 10,000 pounds gross vehicle weight is not permitted.
- (2) Exceptions. Any type of commercial vehicle, regardless of gross vehicle weight, delivering or picking up merchandise for delivery or employed in performing a repair or construction service, may park for purpose of making such pickup or delivery, or for the duration of the period during which a repair or construction service is being performed on or to property in the area where parked.
- (3) No trucks, truck trailers, automobiles or vehicles of any type shall be on skids, jacks, or any other device that will make them immobile or inoperable, except for emergency repairs.
- (4) No trucks or trailers of any kind shall be used for storage purposes.
- (5) Service stations and public garages may maintain a wrecker when used exclusively for and in conjunction with service performed at the place of business for which they are licensed, but a wrecker shall not be used to haul and store vehicles unless licensed to do so by the City.

(b) Number of Required Spaces.

- (1) Office buildings, studios or banks, medical or dental facilities: one (1) parking space for each 250 square feet of floor area.

- (2) Churches, synagogues, and other places of worship: one (1) parking space for each four (4) seats in the main auditorium.
 - (3) Schools: one (1) parking space for each four (4) seats in the main auditorium or two (2) spaces for each classroom, whichever is greater.
 - (4) Colleges: one (1) parking space for each two seats in every classroom training station or assembly room.
 - (5) Restaurants or establishments serving meals, lunches or drinks to patrons, either in their cars or in the building: one (1) parking space for each four (4) seats.
 - (6) Entertainment or exhibition places, all without fixed seats: one (1) parking space for each 500 square feet of floor area used therefore.
 - (7) Health/recreation facilities: one (1) parking space per patron based on the occupancy load as established plus one space per employee on the maximum working shift.
 - (8) Hospitals: one (1) parking space for each four (4) beds, plus employee parking.
 - (9) Nurseries, daycares and similar private uses: one (1) parking space for each five (5) children based on maximum permitted children for such building.
 - (10) Hotels or motels: one (1) parking space for each sleeping room or suite plus one (1) space for each 200 square feet of commercial floor area.
 - (11) Mortuaries or funeral homes: one (1) parking space for each fifty (50) square feet of floor space in slumber rooms, parlors or individual funeral service rooms.
 - (12) Nursing homes: one (1) parking space for each five (5) beds.
 - (13) Places of public assembly, including auditoriums or theaters: one (1) space for each four (4) seats.
 - (14) Printing or plumbing shops or similar service establishments: one (1) parking space for each three (3) persons employed therein.
 - (15) Private clubs or lodges: one (1) parking space for each 300 square feet of floor area.
 - (16) Publicly owned or operated buildings, libraries, museums or art galleries: one (1) parking space for each 300 square feet of floor area.
 - (17) Recreation or amusement establishments with fixed seats: one (1) parking space for each four (4) seats.
 - (18) Bowling alleys: five (5) parking spaces for each alley.
 - (19) Retail stores, personal service establishment, household service establishments or automotive service establishments, except as otherwise specified herein: one (1) parking space for each 200 square feet of floor area.
 - (20) Minor auto repair facilities, filling stations and car washes: one (1) parking space for each 200 square feet of floor area.
- (Ord. 2003-1. Passed 3-13-03.)

1157.04 LOADING REQUIREMENTS.

(a) There shall be provided at the time any building is erected or structurally altered, off-street loading space in accordance with the following requirements:

- (1) All Commercial Uses. Unless waived or modified upon approval of a Planned Development, where such place is located in a manner that a truck must back directly from a major street into the loading space, a maneuvering space of not less than forty-nine (49) feet shall be provided.

- (2) Enlargements and Extensions. Unless waived or modified upon approval of a Planned Development, no building or part thereof heretofore erected which is used for any of the purposes specified above, shall hereafter be enlarged or extended unless off-street loading space is provided in accordance with the provisions of this chapter.
(Ord. 2003-1. Passed 3-13-03.)

1157.05 AREA REQUIREMENTS.

- (a) Minimum depth of front yard: thirty (30) feet (parking may be provided in the required front yard if approved by the City as provided for in Chapter 1185).
- (b) Minimum width of side yard: five (5) feet.
(Ord. 2003-1. Passed 3-13-03.)

1157.06 HEIGHT REQUIREMENTS.

- The maximum height is ninety (90) feet.
(Ord. 2003-1. Passed 3-13-03.)

1157.07 SITE DESIGN REQUIREMENTS.

- (a) Unless modified by the City as provided for in Chapter 1185, driveway openings to public streets shall be limited to one (1) driveway per 200 feet of project frontage, and driveway openings shall not exceed thirty (30) feet in width.
- (b) Curbs shall be provided along all drives that do not abut parking spaces. All parking areas shall be edged with curbs.
- (c) Whenever possible and practical, parking lots, with bays containing more than twenty (20) spaces, shall provide ingress and egress at both ends of each parking bay or parking lot. Whenever possible and practical, adjacent developments shall share ingress and egress.
- (d) Underground storm drainage facilities shall be provided for all roads and drives and parking areas. All storm drainage shall be directed into established surface or underground storm drainage facilities. Stormwater retention basins shall be designed into landscaped areas such as natural appearing ponds, or as architectural design features. Dry detention ponds shall be designed into landscaped areas.
- (e) Sidewalks shall be provided for internal pedestrian circulation within the project so as to connect parking spaces with the buildings.
- (f) Sidewalks shall be provided along the front property line on the property or on the street right of way between the property line and the edge of the street paving or curb.
- (g) All parking areas and walkways shall be illuminated so as to produce a minimum illumination of 1.0 footcandle within such areas. All exterior lighting shall be erected so as to not create more than 0.2 footcandle of light onto adjacent single-family residential areas and no exterior lighting shall exceed 10 footcandles. All lighting shall be served with underground cable and underground served poles.
- (h) The site shall be landscaped in accordance with the Landscape Standards in Chapter 1188, unless equivalent plans are approved by the City as provided for in Chapter 1185, and a separate plan shall be submitted detailing each of the landscape elements of the site.

(i) Any part of lot area not used for buildings or other structures, or for roads, walks, parking, service areas or accessways shall be landscaped with grass, ground cover, trees and shrubs.

(j) In the absence of paving for walks or drives, foundation plantings shall be planted and maintained along all front and side exterior walls of all buildings at the ratio of one (1) thirty-six (36) inch spread evergreen shrub for every five (5) lineal feet of exterior wall.

(k) All dumpsters shall be screened with a solid wall (materials to compliment the primary structure) at least six (6) feet in height with a minimum clear width of ten (10) feet with self-latching gates.

(l) Dumpster pads shall be constructed in accordance with standards established elsewhere in the Code of Ordinances.

(m) All electric, telephone and cable lines shall be placed underground.

(n) All buildings shall have an unobstructed fire lane to the building.

(o) Existing natural areas and small watercourses shall be retained wherever appropriate. (Ord. 2003-1. Passed 3-13-03.)

1157.08 PLAN APPROVAL.

(a) No construction or external alteration of buildings shall be permitted except in accordance with the provisions of Chapter 1185 PLANNED DISTRICTS.

(b) Changes to the site that result in greater compliance with 1157.07 SITE DESIGN REQUIREMENTS and Chapter 1188 LANDSCAPE STANDARDS may be approved administratively.

1157.08 ENFORCEMENT AND PENALTY.

This Chapter is subject to enforcement and penalty as specified in Chapter 1129.