

*Footnotes:*

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**Cross reference**— *Businesses, ch. 22.*

Sec. 118-531. - Intent.

The C-1 central commercial district is intended to serve most of the trade and service requirements of the city and the surrounding area, and to concentrate such facilities in a convenient central location in such a manner as to minimize the need for small, scattered commercial areas.

(Code 1988, § 24-46(a))

Sec. 118-532. - Principal permitted uses and structures.

Permitted principal uses and structures in the C-1 central commercial district are as follows:

- (1) Retail establishments.
- (2) Eating and drinking establishments.
- (3) Offices, studios.
- (4) Financial institutions.
- (5) Hotels.
- (6) Private clubs and lodges.
- (7) Personal services.
- (8) Recreational and entertainment uses.
- (9) Public buildings.
- (10) Churches.
- (11) Upper story residential.

(Code 1988, § 24-46(b)(1); Ord. No. 97-31, § 7, 9-11-97; Ord. No. 13-27, § 2, 6-27-13)

Sec. 118-533. - Permitted accessory uses and structures.

Permitted accessory uses and structures in the C-1 central commercial district are the customary accessory uses and structures, except that no such accessory use shall be of a nature prohibited as a principal use. The permitted accessory uses and structures for churches in the C-1 central commercial district include a meeting hall, parsonage, baptismal fountains, and columbarium.

(Code 1988, § 24-46(b)(2); Ord. No. 13-27, § 2, 6-27-13)

Sec. 118-534. - Special exceptions.

In the C-1 central commercial district, the uses permitted as special exceptions pursuant to section 118-97 are as follows:

- (1) All types of businesses in buildings not of standard construction or without restroom facilities.
- (2) Planned shopping centers.
- (3) Service stations.
- (4) Educational facilities as an accessory use to a church.
- (5) Other uses which the planning and zoning board determines as the type and intensity of activity similar to and compatible with the permitted uses in the C-1 district.

(Code 1988, § 24-46(b)(3); Ord. No. 98-30, § I, 5-28-98; Ord. No. 13-27, § 2, 6-27-13)

Sec. 118-535. - Prohibited uses and structures.

In the C-1 central commercial district, the uses and structures prohibited are as follows:

- (1) Single-family, two-family and mobile home parks.
- (2) Manufacturing and warehousing activities, freight, or cargo transportation terminals, truck parking facilities, and other activities of similar nature.
- (3) Industrial activities.
- (4) Body art establishments.
- (5) Mobile body art establishments.
- (6) All uses not specifically or provisionally permitted in this division.
- (7) Any use not in keeping with the commercial character of the district.

(Code 1988, § 24-46(b)(4); Ord. No. 99-38, § I(b), 5-27-99; Ord. No. 11-05, § 3, 3-24-11)

Sec. 118-536. - Minimum lot requirements.

In the C-1 central commercial district, the minimum lot requirements, when permitted by special exception, are as follows:

- (1) Multifamily, subject to requirements for the R-NC district.
- (2) Planned shopping centers, subject to subdivision III of division 3 of article V of this chapter.
- (3) Other uses, subject to requirements of the appropriate use.

(Code 1988, § 24-46(c))

Sec. 118-537. - Maximum lot coverage.

In the C-1 central commercial district, there is no limitation on the maximum lot coverage, except such as is involved in the provision of off-street parking and loading space.

(Code 1988, § 24-46(d))

Sec. 118-538. - Minimum yard requirements.

(a) In the C-1 central commercial district, the minimum yard requirements are as follows:

- (1) Front yard: 25 feet (see subsection (b) of this section).
- (2) Side yard: None, except 15 feet when abutting a public street. (See subsection (c) of this section.)

(3) Rear yard: 25 feet (see subsection (b) of this section).

(b) The community development director may, upon written request by the applicant, reduce or waive the minimum front and rear yard requirements, provided the following determinations are made:

(1) The required yards would prevent the continuous development of a compact and coordinated row of commercial buildings fronting on an already established commercial block or shopping area.

(2) Off-street parking space required under this division has been provided off the premises in accordance with article VIII of this chapter or within the principal building being proposed or has been waived entirely.

(3) The required yards would severely limit the overall utilization of the property and would detract from the overall desirability of the adjoining buildings and premises.

The community development director may elect to have the city commission make a decision on the applicant's request based on the above criteria after conducting a public hearing.

(c) If a side yard is provided it shall be not less than ten feet in width.

(Code 1988, § 24-46(e); Ord. No. 17-21, § 6, 8-24-17)

Sec. 118-539. - Maximum height of structures.

In the C-1 central commercial district, there is no maximum height of structures.

(Code 1988, § 24-46(f))

Sec. 118-540. - Off-street parking and loading.

The minimum off-street parking and loading requirements for the C-1 central commercial district shall be as provided in article VIII of this chapter.

(Code 1988, § 24-46(g))

Secs. 118-541—118-575. - Reserved.

## DIVISION 9. - C-2 ARTERIAL COMMERCIAL DISTRICT

### Footnotes:

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**Cross reference**— *Businesses, ch. 22.*

Sec. 118-576. - Intent.

The C-2 arterial commercial district is intended to apply to retail and professional service areas adjacent to and fronting on designated arterial streets. The purpose of this district is to provide for the development of needed highway-oriented commercial services in a manner harmonious to nearby noncommercial development and in a manner which minimizes traffic congestion and hazards.

(Code 1988, § 24-47(a))

Sec. 118-577. - Principal permitted uses and structures.

Permitted principal uses and structures in the C-2 arterial commercial district are as follows:

- (1) All uses permitted in the C-1 district.
- (2) Motels, with a minimum of 300 square feet per unit exclusive of lobbies and accessory floor areas.

(Code 1988, § 24-47(b)(1); Ord. No. 17-57, § 2, 10-26-17)

Sec. 118-578. - Permitted accessory uses and structures.

Permitted accessory uses and structures in the C-2 arterial commercial district are the customary accessory uses of one or more of the principal uses clearly incidental and subordinate to the principal uses, in keeping with the commercial character of the district.

(Code 1988, § 24-47(b)(2))

Sec. 118-579. - Special exceptions.

In the C-2 arterial commercial district, the uses permitted as special exceptions pursuant to section 118-97 are as follows:

- (1) Campgrounds.
- (2) Planned shopping centers.
- (3) Automobile sales and service.
- (4) All types of businesses in buildings not of standard construction or without restroom facilities.
- (5) Miniwarehouse facilities.
- (6) Truck parking facilities, and other activities of similar nature without adequate buffering from view from a public road and/or adjacent property
- (7) Other uses which the planning and zoning board determines are of the type and intensity of activity similar to and compatible with the permitted uses in the C-2 district.
- (8) Children day care centers.
- (9) Urban farm.
- (10) Gasoline station or a convenient store with gasoline sales.
- (11) Any permitted use with a drive-in or drive-through window, aisle or lane which permits or encourages service directly to patrons or occupants within their vehicles without the need to leave their vehicles.

(Code 1988, § 24-47(b)(3); Ord. No. 99-38, § I(c), 5-27-99; Ord. No. 02-01, § 4, 2-28-02; Ord. No. 13-27, § 3, 6-27-13; Ord. No. 17-21, § 7, 8-24-17; Ord. No. 17-57, § 2, 10-26-17)

Sec. 118-580. - Prohibited uses and structures.

In the C-2 arterial commercial district, the uses and structures prohibited are as follows:

- (1) Residential uses.
- (2) Manufacturing activities.

- (3) Industrial activities.
- (4) Junkyards.
- (5) Body art establishments.
- (6) Mobile body art establishments.
- (7) All uses not specifically or provisionally permitted in this division; any uses not in keeping with the commercial character of the district.
- (8) Garages (commercial).

(Code 1988, § 24-47(b)(4); Ord. No. 11-05, § 4, 3-24-11)

Sec. 118-581. - Minimum lot area.

In the C-2 arterial commercial district, there is no minimum lot requirement except as follows:

- (1) Gasoline stations: 15,000 square feet.
- (2) Motels: 20,000 square feet plus 2,000 square feet for each unit over seven units in the first story and add 1,500 square feet for each unit on second and third stories.
- (3) Planned shopping centers, when permitted by special exception: See subdivision III of division 3 of article V of this chapter.

(Code 1988, § 24-47(c))

Sec. 118-582. - Minimum average lot width.

In the C-2 arterial commercial district, there is no minimum average lot width except as follows:

- (1) Gasoline stations: 150 feet.

(Code 1988, § 24-47(d))

Sec. 118-583. - Minimum average lot depth.

In the C-2 arterial commercial district there is no minimum average lot depth except as follows:

- (1) Gasoline stations: 100 feet.

(Code 1988, § 24-47(e))

Sec. 118-584. - Maximum lot coverage.

In the C-2 arterial commercial district, the maximum lot coverage is none, except such as is involved in the provision of front, side and rear yards and off-street parking and loading space.

(Code 1988, § 24-47(f))

Sec. 118-585. - Maximum height.

In the C-2 arterial commercial district, the maximum height of structures for gasoline stations is 35 feet.

(Code 1988, § 24-47(g))

Sec. 118-586. - Minimum building setbacks.

In the C-2 arterial commercial district, the minimum building setbacks are as follows:

(1) *Generally.*

- a. Front: 40 feet, except State Road 50 shall be 50 feet.
- b. Side interior lot: 20 feet when abutting a residential zoning district.
- c. Side corner lot: 40 feet.
- d. Rear: 20 feet when abutting a residential zoning district.

(2) *Gasoline stations.*

- a. Front: 40 feet, 20 feet to pump islands.
- b. Side interior lot: ten feet.
- c. Side corner lot: 40 feet, 20 feet to pump islands.
- d. Rear: 15 feet when abutting alley.

(Code 1988, § 24-47(h))

Sec. 118-587. - Off-street parking and loading.

The minimum off-street parking and loading requirements for the C-2 arterial commercial district shall be as provided in article VIII of this chapter.

(Code 1988, § 24-47(i))

Secs. 118-588—118-625. - Reserved.

**Note to user: This is not intended to be legal advice and cannot be relied on to make any decisions to buy this property. Any potential buyer is encouraged to do all necessary due diligence, including verifying all zoning and uses allowed. Neither Seller nor Broker(s) will assume any liability for the information contained herein.**

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