

**Section 620 Commercial Districts: P-1, P-2, C-1, C-2, C-3, C-4.**

The commercial zoning districts include: Professional / Office / Institutional District (P-1), Professional / Limited Commercial District (P-2), Downtown Commercial District (C-1), Neighborhood Commercial District (C-2), General Commercial District (C-3), and Interstate Commercial District (C-4).

**620.1 General Provisions.**

In these commercial zoning districts, no building shall be erected, remodeled, extended, constructed, reconstructed, moved, or structurally altered, nor shall any building or land be used for any purpose except as hereinafter specifically provided and allowed by this chapter.

**620.2 Specific Intent and Purpose.**

- (1) In addition to the general purposes listed in Section 110, the specific purposes of these zoning districts are to:
  - (a) provide appropriately located areas for a full range of professional, office, institutional, service, and retail business needed by residents of, and visitors to, the city and region;
  - (b) strengthen the city's economic base, protect small businesses that serve city residents, and promote the sustained stability of commercial areas;
  - (c) create suitable environments for various types of business and compatible residential uses, and protect them from the adverse effects of inharmonious uses;
  - (d) minimize the impact of commercial development on adjacent residential districts;
  - (e) minimize the impact of industrial development on adjacent commercial districts;
  - (f) ensure that the appearance and effects of commercial buildings and uses are harmonious with the character of the area in which they are located;
  - (g) ensure the provision of adequate off-street parking, loading, and storage facilities, the minimization of lot coverage and impervious surfaces, the provision of adequate screening, buffering, and landscaping, and the provision of adequate illumination for commercial buildings and uses; and,
  - (i) provide sites for compatible public uses which complement commercial development; and,
  - (j) prohibit uses that are noxious or offensive by reason of the emission or creation of odor, dust, fumes, smoke, gas, noise, vibration, or similar substances or conditions which in the opinion of the City would be detrimental to the community interest.
- (2) The unique specific purposes of each commercial zoning district are as follows:
  - (a) **Professional / Office / Institutional District (P-1).**

To provide areas for various types of professional, office, and institutional uses and businesses incidental thereto; to establish areas for institutional facilities, offices, and professional businesses to develop in proximity to each other without the threat of encroachment of more intense retail or general commercial uses; to encourage such uses to remain in proximity to developed residential areas and general commercial areas; to encourage non-linear development with shared parking, amenities, and access; and to establish a transitional area to buffer surrounding residential neighborhoods from general commercial and industrial uses.
  - (b) **Professional / Limited Commercial District (P-2).**

To provide for areas where certain professional, office, and service commercial uses can coexist with compatible residential uses without the threat of encroachment of more intense retail or general commercial uses; to encourage such uses to remain in proximity to the business and activity center thus reinforcing the highly pedestrian character of the historic areas of the city; to encourage development (and redevelopment of non-conforming buildings and sites) which contributes to the small town architecture; and to establish a transitional area to buffer surrounding residential neighborhoods from the highly active downtown center.
  - (c) **Downtown Commercial District (C-1).**

To recognize and protect the historic and current vital core of the city; to foster its continued existence as a commercial center for business, government, and service enterprises for the whole community; to encourage development of this district as a shopping, dining, and activity center for residents, tourists, and the surrounding region; and to reinforce its small town architecture, character, and feel, and its pedestrian atmosphere, scale and movement by grouping specialized uses which benefit from close proximity to each other and by fostering full utilization of existing structures and infrastructure by allowing mixed land uses, contiguous construction, and shared parking facilities.
  - (d) **Neighborhood Commercial District (C-2).**

To provide for limited commercial uses in proximity to surrounding neighborhoods; to foster the retailing of goods and furnishing of selected services while protecting nearby residential properties from possible adverse effects; to encourage development and redevelopment of these areas as neighborhood convenience centers, thus not encompassing a full range of business activities but rather those which serve the needs of the immediate neighborhood; and establish a transitional area as a buffer between residential, pedestrian areas and areas of higher vehicle traffic and more intense commercial development.

(e) **General Commercial District (C-3).**

To provide for a range of commercial uses that supply commodities or services for both the community and regional market; to collect and consolidate such uses primarily on arterial streets and at major intersections; to minimize strip development along streets and roadways; and to provide adequate locations buffered by lighter commercial areas for those commercial activities which are frequently incompatible in close proximity to residential areas due to services, operations, or processes that are objectionable by reason of odor, dust, bright lights, smoke, noise, vibration, traffic volume and/or congestion, and exterior activities, storage, or displays.

(f) **Interstate Commercial District (C-4).**

To provide an area for commercial establishments that normally depend on the traveling or commuting public for business and that generally offer extended hours of service; to allow the development of uses that usually involve larger vehicles transporting goods and servicing both commercial and industrial areas, the sales of motor vehicles and heavy equipment, and warehouse and commercial storage uses; to collect and consolidate such uses primarily on state and federal highway intersections; and to minimize strip development along streets and roadways; and to provide adequate areas for those commercial activities that generally offer extended business hours beyond the typical 8 a.m. - 6 p.m. work schedule and that frequently experience periods of higher traffic volume.

(g) **Heavy Commercial District (C-5).**

To protect and promote a suitable environment for heavy commercial uses and light industrial uses compatible therewith; to allow for the development of such uses in low visibility locations not having frontage on arterial roadways; and to minimize the negative impacts often associated with such uses typically characterized by one or more of the following:

- 1) warehouse storage of wholesale goods and bulk product,
- 2) outdoor storage of vehicles, heavy equipment, and large goods/bulk product,
- 3) operations oriented toward the working or adult portions of the population,
- 4) operations requiring additional performance standards to avoid objectionable environmental conditions,
- 5) operations utilizing the location as a base for services provided throughout the community,
- 6) operations involving repair, fabrication, assembly, or packaging.

Further, the district is specifically intended to serve as an alternative location to avoid incompatible intrusions into areas promoted for industrial development or high-traffic, retail-oriented commercial activity.

**620.3 Commercial Land Use Regulations (P-1, P-2, C-1, C-2, C-3, C-4)**

The commercial zoning districts referenced below correspond to the districts listed in Section 620 and intent statements in Section 620.2. In **Table 7 - Commercial Zoning District Land Use Regulations**, the letter "P" designates use classifications permitted in commercial zoning districts. The letter "C" designates use classifications allowed by approval of a conditional use permit, see Section 1125. The letter "X" designates use classifications prohibited. References listed under "see section" reference additional regulations located elsewhere in the zoning ordinance or the code. For further definition of the listed uses, see Article II. For the chart of dimensional requirements and exceptions, see Article VII.

**Section 620.3 Table 7 – Commercial Zoning District Land Use Regulations**

**[P] = permitted; [X] = prohibited; C = conditional use permit required**

LAND USE CATEGORY	DISTRICT							REFERENCE
	P-1	P-2	C-1	C-2	C-3	C-4	C-5	
<b>Principal Use* (unless noted as an accessory use)</b>								<i>See Section or Note</i>
<b>Accessory building and uses</b>								See <b>RESIDENTIAL</b> See <b>RESIDENTIAL</b> Code § 22: 91-140 Note (1) See § 800.3
accessory apartments								
accessory dwelling units								
bed and breakfasts	X	P	X	X	X	X	X	
fuel dispensary, pump, island and/or canopy	X	P	X	P	P	P	X	
home occupations								
home office	P	P	X	P	X	X	X	
residential business	P	P	X	X	X	X	X	
outdoor storage and/or display	X	P	X	X	P	X	P	See § 800.5
<b>Accessory building and uses (continued)</b>								See § 800.6 See § 800.1 See § 800.9 See § 800.2
sidewalk amenities	X	C	C	X	X	X	X	
structures – general	P	P	P	P	P	P	P	
temporary structures	P	P	P	P	P	P	P	
uses – general	P	P	P	P	P	P	P	
<b>Administrative and information service facilities</b>								
administrative offices/processing center	X	X	X	X	X	X	P	
call/telecommunications center	X	X	X	X	X	X	P	
data processing/programming facilities	X	X	X	X	X	X	P	
<b>Agricultural uses</b>								
timber harvesting	X	X	X	X	C	C	X	
<b>Alcohol and beverage stores, retail</b>								
beer and wine	X	X	P	P	P	P	X	
liquor	X	X	X	C	C	C	X	
<b>Amusements and Entertainment</b>								Note (23) See § 832 Note(20) Note(20) Note(20) Note(20) Note(20)
adult entertainment establishment	X	X	X	X	X	X	C	
archery range or firing range	X	X	X	X	X	X	C	
game center	X	X	X	C	P	P	X	
miniature golf, outdoor	X	X	X	X	C	C	X	
play centers, skating rink, bowling alley	X	X	X	X	P	P	X	
theaters	X	X	C	X	P	P	X	
theaters, outdoor	X	X	X	X	X	C	X	
<b>[AMENDMENT – 16-6.13_Anlmal facilities]</b>								Note (4)
<b>Animal facilities and services</b>								
clinics and specialty services	X	X	X	P	P	X	P	
animal facilities and services, clinics	X	X	X	P	P	X	P	
animal facilities and services, grooming and daycare	X	X	C	P	P	X	P	
hospitals, lodging, and shelters	X	X	X	X	P	X	P	
animal/pet supply stores, retail (excluding pet sales)	X	X	P	P	P	X	X	
animal/pet supply stores (including pets sales)	X	X	X	X	X	P	X	
<b>Antique, curio, and/or collectible shops</b>	X	P	P	X	P	X	X	
<b>Apparel stores – clothing and accessories, retail</b>								
bridal, vintage, consignment, and rental new	X	P	P	X	P	X	X	
secondhand and/or thrift	X	X	P	P	P	X	X	
shoe repair, service	X	X	P	P	P	X	X	
tailoring and/or dressmaking, service	X	P	P	P	P	X	X	

<b>Arts, Crafts, and Hobbies</b>								
Art, craft and/ or hobby supply stores, retail	X	X	P	P	P	X	X	
Art gallery or shop, retail	P	P	P	X	X	X	X	
Art studios	X	X	P	X	X	X	X	
Craftsman studios	X	X	P	X	X	X	X	
<b>Audio/video/computer equipment</b>								
supply stores, rental and/or repairs	X	X	X	P	P	P	X	
supply stores, retail	X	X	P	P	P	X	X	
<b>Beauty shops, service</b>								
barber, hairdresser, and/or stylist shops	P	X	P	P	P	X	X	
beauty supply, retail	P	X	P	P	P	X	X	
beauty/health spas	X	P	P	P	P	X	X	
manicure establishment	P	X	P	P	P	X	X	
tanning centers	P	X	P	P	P	X	X	
<b>Book, news, magazine stores, retail</b>	X	P	P	P	P	X	X	
<b>Building, construction and special trade facilities</b>								Note (5)
contractor and developer offices	X	X	X	X	P	P	P	
contractor/developer offices with facilities	X	X	X	X	P	P	P	Note (6)
contractor/developer office center	X	X	X	X	X	X	P	
landscape/irrigation service	X	X	X	X	X	P	P	Note (10)
timber harvesting service	X	X	X	X	P	P	P	
tree surgery service	X	X	X	X	P	P	P	
building supply store, wholesale	X	X	X	X	X	X	P	
<b>Catering establishments, retail and rental</b>	X	P	P	X	P	X	X	
<b>[AMENDMENT – 14-5.12_ Child &amp; Personal Care]</b>								
<b>Child-care facilities</b>								
child-care home, family	X	C	X	X	X	X	X	See § 800.34
child-care home, group	X	C	X	X	X	X	X	See § 800.34
child-care center	P	X	X	P	P	X	X	
<b>Churches</b>								
community	X	C	X	X	X	X	X	
megachurch	C	X	X	X	P	P	X	
neighborhood	P	C	X	C	P	P	X	
<b>Collection agency</b>	P	P	P	P	P	X	X	
<b>Community associations/clubs – civic and private</b>	P	P	X	P	P	X	X	
<b>Confectionery and dessert shops, retail</b>	X	X	P	P	P	P	X	
<b>Copy and blueprint shops</b>	X	X	P	P	P	X	X	
<b>Department/discount department stores, retail</b>	X	X	P	P	P	X	X	
<b>Detective agency</b>	P	P	P	P	P	X	X	
<b>Distribution and storage facilities</b>								
warehouse, self-service (mini)	X	X	X	X	P	X	P	
warehouse	X	X	X	X	P	X	P	
<b>Drug stores, retail</b>	P	P	P	P	P	X	X	
<b>[AMENDMENT – 15-5.11_ Educational facilities]</b>								
<b>Educational facilities</b>								
schools - private, public, parochial	C	C	C	X	X	X	X	
school programs – day-, pre-, post-	C	C	C	C	X	C	C	
small scale instruction	X	P	X	P	P	X	X	
studios for work or teaching of fine arts, photography, music, drama, dance, martial arts	X	X	P	P	P	X	X	
<b>Fabric and notion shops, retail</b>	X	X	P	P	P	X	P	
<b>Financial institutions – banks, savings/loans</b>								
with/without drive-thru window	X	P	P	P	P	X	X	
automatic teller machine only	P	X	P	P	P	P	X	



<b>plazas]</b>								
<b>Motor vehicles and equipment</b>								
<b>&gt; passenger vehicles and small engine equipment</b>								
body repair and painting	X	X	X	X	P	P	P	Note (14)
car wash, service or self-service	X	X	X	P	P	P	X	Note (8)
fuel sales	X	C	X	P	P	P	X	
general service/installation of parts/accessories	X	C	X	P	P	P	P	Note (16)
new or used, sales and rental	X	X	X	C	P	P	X	
light duty trailer sales, new – accessory use	X	X	X	X	C	X	X	Note (8)
parts/accessories, sales	X	X	P	P	P	P	X	Notes (10) & (22)
tires, sales	X	X	X	X	P	P	X	Note (13)
vehicle storage yard	X	X	X	X	P	P	P	
welding and fabrication	X	X	X	X	X	P	P	Note (10)
wrecker and/or towing, service	X	X	X	X	P	P	P	Note (8)
<b>&gt; heavy trucks, RVs and other heavy equipment</b>								
body repair and painting	X	X	X	X	X	P	P	Note (8)
fueling station	X	X	X	X	X	X	X	Note (15)
general service/installation of parts and accessories	X	X	X	X	X	P	P	Note (8)
new or used, sales and rental	X	X	X	X	X	P	P	Note (16)
parts/accessories/tires, sales	X	X	X	X	P	P	X	Note (8)
truck wash, service or self-service	X	X	X	X	P	P	C	Note (13)
terminal, motor freight	X	X	X	X	X	X	C	
truck stop/travel plaza	X	X	X	X	X	P	C	
<b>Musical instrument shop, retail</b>	X	X	P	X	P	X	X	
<b>Office Parks</b>								See § 833
medical office parks	P	X	X	X	P	X	X	
professional office parks	P	X	X	X	P	X	X	
<b>Office supply stores, retail</b>	X	P	P	P	P	X	X	
<b>Optical supply stores, retail</b>	P	P	P	X	P	X	X	
<b>Parking, commercial – primary use</b>								
garages	X	C	C	X	P	P	X	Note (10)
lots	X	C	X	X	P	P	X	See § 520
<b>Parks and Recreation</b>								
campgrounds	X	X	X	X	X	X	X	
health/fitness center	X	C	X	P	P	P	X	Note(20), Note(21)
gymnasium	X	X	X	X	P	P	X	Note(20)
neighborhood activity center – accessory use	X	X	X	X	X	X	X	
parks, active	X	X	X	X	P	P	X	
parks, passive	P	P	P	P	P	P	P	
<b>Photography</b>								
supply and processing stores, sales/service	X	X	P	P	P	X	X	
portrait studio	X	P	P	X	P	X	X	
<b>Professional offices</b>	P	P	P	X	P	X	X	Note (9)
<b>Public buildings</b>								
government offices, libraries, museums	X	P	P	P	X	X	X	
convention hall, community center	X	C	C	X	X	X	X	
<b>[AMENDMENT – 16-2.8_Recreational equipment stores]</b>								
<b>Recreational equipment stores, non-motorized, rental and sale</b>	X	P	P	P	P	P	X	Note (10)
<b>Recreational equipment/supply stores, retail</b>	X	X	P	P	P	P	X	Notes (10) (13)
<b>[AMENDMENT – 14-8.11_Live/Work Units]</b>								
<b>RESIDENTIAL:</b>								
accessory apartments	P	P	P	X	X	X	X	See:§ 800.8
accessory dwellings	P	P	X	X	X	X	X	See:§ 800.8

apartment buildings	X	X	X	P	P	X	X	See:§ 800.8	
apartment houses	X	P	X	X	X	X	X		
live/work units	X	P	X	X	X	X	X		
lofts	X	X	P	P	P	X	X		
single-family dwellings	P	P	X	X	X	X	X		
two-family dwelling/duplex	X	P	X	X	X	X	X		
townhouses	P	X	X	X	X	X	X		
<b>Restaurant</b>								Note (11)	
restaurant/cafe, grill, lunch counter	X	C	P	P	P	P	X	Note (17)	
with drive-in or drive-through service	X	X	X	X	C	P	X		
with walk-up or walk-away service	X	X	C	C	X	X	X		
<b>[AMENDMENT – 17-12.11_Pawnshop]</b>									
<b>Sales and Service Facilities</b>									
appliance stores (small and large), retail, rental, and/or repairs	X	X	X	P	P	P	P	Note (2), (3)&(6)	
building supply, retail	X	X	X	P	P	P	P	Note (2)	
equipment (small and large), service and rental	X	X	X	P	P	P	P		
equipment (office), service and rental	X	X	X	X	P	X	P		Note (19)
fuel sales – liquid, wholesale and sale								Note (13)	
funeral and interment establishments, wholesale and storage	X	X	P	P	P	P	P		
janitorial cleaning services	X	X	X	X	X	X	P		
janitorial/cleaning supply store, wholesale	X	X	X	X	P	P	P		
lawn and garden supply, wholesale	X	X	X	X	X	X	P		
locksmith shop, service	X	X	X	X	P	P	P		
manufactured home sale lots	X	X	X	X	X	P	P		
pawn shop and pawnbrokers	X	X	P	P	P	X	P		
pest control services	X	X	X	X	P	P	P		
print and publication shops	X	X	X	X	X	P	P		
scrap hauling service	X	X	X	X	P	P	P		
sewer and septic tank service	X	X	X	X	X	X	P		
vending supply and service	X	X	X	X	X	X	P		
<b>Shipping, packaging, and delivery establishments non-freight business</b>	X	X	X	X	P	X	X		
<b>Shopping Centers</b>	X	X	X	C	P	P	X		See § 833
<b>Telecommunications facilities</b>									
mobile telephones/paging, retail and service	X	X	P	P	P	P	X		
satellite dishes, retail	X	X	X	P	P	P	X		
<b>Temporary buildings</b>	P	P	P	P	P	P	P	See:§ 800.9	
<b>[AMENDMENT – 13-11.11_Historic Site and Museum]</b>									
<b>Tourism Attractions</b>									
historic sites and musuems	X	C	X	X	X	X	X	See: § 834.1	
tour service offices	X	P	P	X	P	X	X		
<b>Toy, variety, novelty, and dime stores, retail</b>	X	X	P	P	P	X	X		
<b>Transportation facilities</b>									
airport	X	X	X	X	X	X	X		
administrative offices/dispatches	X	X	X	X	P	X	P		
commuter lot	X	X	X	X	X	X	X		
stations or terminals	X	X	X	C	P	P	P		
<b>Travel agencies</b>	P	P	P	X	P	X	X		
<b>Utility and area service provider facilities</b>									
emergency management services – fire, police, ambulance	X	X	P	P	P	P	P		
garbage and recycling collection services	X	X	X	X	X	P	P		
landfills, incinerators, and dumps	X	X	X	X	X	X	X		

recycling center	X	X	X	X	X	X	C	
telecommunications facility, radio and television stations	X	X	P	P	P	P	P	
telecommunications facility, tower/antenna	X	X	X	X	X	P	P	
utility administrative office	X	X	P	X	P	P	P	
utility transformers, substations, and towers	P	P	P	P	P	P	P	See Article IX
<b>Vending</b>								See § 22: 221-363
food and beverage, temporary sales	P	P	P	P	P	P	X	
general merchandise, temporary sales	P	P	P	P	P	P	X	
parking, temporary event	X	P	P	X	X	X	X	
outdoor sales, temporary sales	X	X	X	P	X	X	X	

**Notes for Table 7, Section 620.3:**

- (\*) Unless otherwise specifically noted (for example, **RESIDENTIAL:**), all of the following uses are considered to be non-residential, which for the purposes of this section encompasses commercial, professional, office and/or institutional uses. For commercial retail uses, incidental manufacturing of products sold by the retail establishment on the premises is included provided that the manufacturing area does not occupy more than twenty (20) percent of the total floor area and does not employ more than five (5) persons.
  - (1) Provided that fuel dispensary, pump and/or canopy is not located in the front yard.
  - (2) Small appliances means radio, television, computer, kitchen counter appliances, stereo, fax, computer printer, VCR/DVD players, and other appliances of similar size.
  - (3) Large appliances means refrigerator, washer, dryer, dishwasher, stove, freezer, office copier, sewing machine, vending machine and other appliances of similar size.
  - (4) Outdoor kennels, runs, or open areas are permitted as accessory uses provided that such are located in the rear yard, enclosed by a fence not less than seven (7) foot high, and screened from the public right-of-way and from adjoining properties in accordance with Section 550.
  - (5) Special trades means goods and services integral to building and construction, specifically roofing, sheet metal, electrical, plumbing, heating/air conditioning systems, cabinetry, carpentry, flooring, drapery, upholstery, lumber and building materials, hardware and paint, rug and carpet care, sign making, glass and mirror cutting, and antique repair and restoration.
  - (6) Provided that such is not located within one hundred (100) feet of any residential district; provided that all operations are conducted in a building which shall not have any openings (other than a stationary window and pedestrian doors) facing the street frontage; and provided that no parts or waste materials shall be stored in the principal building.
  - (7) Provided that temporary produce stands are located within the designated area within the C-1 District and operated only during the established month/day/time set annually by the Mayor and Council.
  - (8) Motor vehicle storage which is secondary and clearly incidental is permitted provided that such is located in the rear yard, enclosed by a fence not less than seven (7) foot high, and screened from the public right-of-way and from adjoining properties in accordance with Section 550.
  - (9) Professional offices means the following recognized professional services/professionals: accountant, actuary, appraisal, architect, billing/bookkeeping, brokerage, computer science, decorator, designer, editor, engineer, insurance, investment, landscape architect, lawyer, real estate, researcher, surveyor, translator, and web design. See section 210 for the definition.
  - (10) Provided that such is screened in accordance with Section 550.
  - (11) For licensing requirements regarding pouring of alcoholic beverages, see Code of Ordinances, Chapter 6.
  - (12) The sell of produce from vehicles or from temporary stands outside of the building is prohibited.
  - (13) Outdoor display and storage of manufactured home (retail) and motor vehicle and heavy equipment (retail and rental) is permitted in accordance with Section 800, but any repair of such must be conducted entirely within a building which shall not have any openings (other than a stationary window and pedestrian doors) facing the street frontage, shall have no parts or waste materials stored outside, and all motor vehicles placed on the display lot shall be in operating condition at all times.
  - (14) Small equipment means lawn mowers (pushing), hand tillers, and other equipment of similar size whether engine operated or not.
  - (15) Heavy equipment means farm machinery and implements, construction equipment, lawn mowers (riding and trailing), motorcycles, all-terrain vehicles (ATV), off-road vehicles (ORV), recreational vehicles (RV), boats, travel trailers and other equipment of similar size whether engine operated or not.
  - (16) In the C-4 district, the fuel canopy may be considered the primary building regardless of other buildings located upon the same lot.