

## ARTICLE XX. - C1 RETAIL COMMERCIAL DISTRICT REGULATIONS

## Sec. 45-2001. - General.

The intent of this article is to establish district regulations for business uses including offices, retail sales, retail services, business services and similar commercial activities.

(Ord. No. 5028-97, § 1)

## Sec. 45-2002. - Permitted uses.

- (a) *Principal uses.* Principal uses permitted in this district are set forth in Article IV, section 45-402
- (b) *Accessory uses.* Generally, uses accessory to principal uses allowed in this district are permitted. However, certain accessory uses may have special requirements or require a special exception. See Article V and Article XXXII to determine what special requirements may apply.

(Ord. No. 5028-97, § 1)

## Sec. 45-2003. - Area and dimensional regulations.

- (a) *Minimum lot requirements:* None
- (b) *Requirements for main buildings:*
  - (1) *Minimum setback requirements:*
    - a. *Front yard:* Twenty-five (25) feet.
    - b. *Rear yard:* Twelve (12) feet.
    - c. *Side yard:*
      - 1. *Interior lot:* Five (5) feet.
      - 2. *Corner lot:* Twenty-five (25) feet for the side yard along the street.
  - (2) *Maximum height:*
    - a. *All uses:* Forty (40) feet.
    - b. Buildings may be higher than forty (40) feet provided the building is set back from the required side and rear yard one (1) foot for each foot of additional height above forty (40) feet.
  - (3) *Minimum buffer area:*
    - a. *When abutting any single-family dwelling district:* Thirty (30) feet.
    - b. *When abutting any multiple-family dwelling district:* Twenty (20) feet.

(4) *Maximum floor area:* Seventy-five (75) percent of lot area (Article XXVIII).

(5) *Maximum lot coverage:* Fifty (50) percent of lot area.

(c) *Requirements for accessory buildings and structures:*

(1) *Minimum yard setbacks:* Same as for main building

(2) *Maximum height:* Same as for main building.

(3) See also Article XXVIII.

(Ord. No. 5028-97, § 1)

Sec. 45-2004. - Off-street parking requirements.

See Article XXX, section 45-3004.

(Ord. No. 5028-97, § 1)

Sec. 45-2005. - Sign regulations.

See City Code Chapter 33.01.

(Ord. No. 5028-97, § 1)

Sec. 45-2006. - Landscaping.

A landscape plan shall be filed with the site plan required by the site plan ordinance of the City Code and shall show all required green areas, buffer areas, trees and plantings.

(Ord. No. 5028-97, § 1)

Sec. 45-2007. - Traffic impact.

A traffic impact study shall be filed with the site plan for any new development in this district if it is estimated that all uses in the development would collectively generate more than five thousand (5,000) trips per day, based on the most current ITE manual.

(Ord. No. 5028-97, § 1)

Secs. 45-2008—45-2100. - Reserved.