

CHAPTER 6

COMMERCIAL (C) ZONE

SECTION:

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11-6-1: PURPOSE: The purpose of this zone is to regulate general retail uses, professional offices and travel or highway related service requirements within the City.

11-6-2: PERMITTED USES: The following uses are allowed in the C zone.

- (A) All commercial uses that are retail in nature or provide a service not involving manufacturing on the premises, except products the major portion of which are to be sold at retail by the manufacturer to the consumer.**
- (B) Public utilities and facilities such as schools, city infrastructure, parks and playgrounds, churches and other similar facilities of a non-industrial nature.**
- (C) Residential use directly related to the commercial use on the property.**
- (D) Accessory uses to the uses allowed.**
- (E) Automobile and trailer sales, service and rental.**
- (F) Other similar uses that are determined by the City Council to be compatible with the purpose and intent of this zone.**

11-6-3: CONDITIONAL USES: The City may, after notice and public hearing,

permit the following uses where such uses are deemed essential or desirable to the public convenience or welfare. The City may require an impact statement to assess the impact of any conditional use upon surrounding properties and upon city services and infrastructure. The City may impose such conditions and safeguards, as it deems necessary to protect the best interests of the surrounding property or neighborhood and city services or infrastructure from damage, hazard, nuisance or other detriment:

- (A) Wholesale operations.
- (B) Junk or salvage yards/Second hand sales.
- (C) Adult book stores or adult businesses.
- (D) Automobile, truck, tractor or similar repair shops.
- (E) Welding or machine shops.
- (F) Commercial storage buildings.
- (G) Manufactured home or recreational vehicle sales or parks.
- (H) Government protective facilities.
- (I) Temporary buildings as used necessary for construction purposes for a period not to exceed one (1) year.
- (J) Any business requiring bulk storage for resale of any flammable liquid to be stored above or below ground.
- (K) Any business for which a beer, wine or liquor license is required under the provisions of Chapters 2, 3, and 4, of title 4 of this Code, whether for consumption on or off premises.

11-6-4: HEIGHT REGULATIONS: Buildings, structures or any portion thereof shall not exceed thirty-five (35) feet in height unless approved by conditional use permit.

11-6-5: SETBACK REQUIREMENTS:

- (A) No front or side yard shall be required, except when a building or group of buildings abuts upon a residential use. A side yard shall be provided on the side of the lot abutting the residential use having a width of not less than ten (10) feet.

(B) Rear yards shall have a depth of not less than twenty-five (25) feet when abutting upon a residential use. The rear yard may be used for off-street parking and loading.

(C) Corner lots must meet the visibility setback requirements as imposed by the City, county, or state.

11-6-6: AREA REQUIREMENTS: There shall be no minimum lot size or setbacks, unless the commercial use is contiguous to a residential zone. The side and rear yard setbacks as required by that residential zone shall be observed on all sides of the commercial property contiguous with the residential zone.

11-6-7: ACCESSORY USES: Accessory uses are permitted if constructed either at the same time or subsequent to the main building. Such uses shall be limited to two (2) stories in height and shall not encroach upon required setback areas.

11-6-8: OFF-STREET PARKING REQUIREMENTS: Off-street parking shall comply with the provisions of Chapter 12 of this Title.

11-6-9: LANDSCAPING/BUFFERING REQUIRED: Landscaping shall cover at least five percent (5%) of the parking lot areas of any commercial development. Landscaping will be placed in such a manner as to buffer surrounding incompatible uses. This requirement shall apply to all new commercial development after the date of this Title, and to any remodel of a commercial facility should it be determined that more than fifty percent (50%) of the facility is being remodeled or expanded. The City shall review and approve all landscaping plans. If the commercial development abuts a residential area, a buffer of landscaping or fencing shall divide the commercial development from the residential area. No buffer shall exceed 6 feet in height. The City shall review and approve all landscaping plans.

11-6-10: WATER AND SEWER SERVICE: The requirements for water and sewer service in a commercial district shall be the same as that required in a residential district.

