

ARTICLE XIX

C-4 CBD PERIMETER COMMERCIAL DISTRICT

19.1 Purpose

The intent of this district is to accommodate commercial activities within the Central Business District which may be incompatible if located within the pedestrian oriented retail core, but which are necessary to service the CBD and to provide for the expansion of the retail core and where possible, to retain the residential character and appearance of buildings by retaining or renovating existing structures.

19.2 Permitted Uses

Any use permitted in the C-2 zoning district

- Adult day care facilities
- Animal hospitals
- Business and professional offices
- Catering
- Dwellings (Single and Multi-family)
- Furniture stores and upholstering
- Governmental uses and buildings
- Hair Stylists
- Health Club, tanning studio, gymnasium and athletic training schools
- Libraries
- Mail order and catalog sales
- Meeting halls
- Nursery schools
- Parking lots
- Private clubs
- Public utility offices
- Radio, TV, and recording studios

Other uses which are of the same general character as the above permitted uses, as determined by the Director of Planning & Economic Development, but specifically excluding those uses which are first permitted in the C-3 zoning district.

19.3 Special Use Permit Required

A special use permit is required for any of the following uses:

Any use involving sales or service directly to customers in vehicles
Automobile repair facilities
Automobile service stations
Banquet facilities
Fast food restaurants with drive through facility
Pre-schools and kindergartens operated by a public or private elementary school system, secondary level school units, or institutions of higher learning.

19.4 Standards.

The following standards apply to property located in the C-4 zoning district in addition to the general standards contained in Article III:

- A. All business shall be primarily of retail character, selling or performing services directly to the public. Wholesaling or jobbing shall be permitted only where retailing is the primary use of the premises.
- B. The manufacture, assembly, processing, or packaging of goods shall be permitted only when incidental to a permitted use. All goods produced on the premises shall be sold at retail on the premises.
- C. Outdoor Storage - General. All business, servicing, storage and display of goods shall be conducted within completely enclosed buildings. The following activities and uses shall be exempt from this requirement:
 - Accessory off-street parking and loading
 - Sales and services normally offered at automobile service stations and automobile repair facilities
 - Outdoor seating provided by a restaurant
 - Temporary outdoor storage as permitted in Article 24.12
- D. Exterior lighting fixtures shall be designed or shaded so as to avoid casting direct light or glare toward surrounding properties or streets and to direct illumination downward.
- E. Site plan and architectural approval is required for all new uses, structures, and parking lots.
- F. Downtown design review in accordance with Section 5.12 shall be required for all uses except single family dwellings located within the Downtown Design Review Overlay District.

19.5 Bulk Regulations

- A. Maximum Height. A maximum height of 4 stories or 50 feet, whichever is greater.
- B. Lot Area. A minimum lot area of 2,000 sq. ft. per dwelling unit for efficiency and one or two bedroom units, and 3,000 sq. ft. per dwelling unit having three or more bedrooms. There are no lot area requirements for non-residential uses.
- C. Lot Width. There are no minimum lot width requirements in the C-4 district.
- D. Yard Requirements. The minimum yard requirements for a building in the C-4 district are:
 - a. Front yard: 5 feet, except any front yard across the street from a lot in a residential district shall be 15 feet.
 - b. Side yard facing a street: 5 feet, except any side yard across the street from a lot in a residential district shall be 15 feet.
 - c. Side yard (interior): None, except that any side yard adjoining a lot in a residential district shall be a minimum of 15 feet.
 - d. Rear yard: None, except any rear yard adjoining a lot in a residential district shall be a minimum of 15 feet.