

CITY OF DEL CITY MUNICIPAL CODE
APPENDIX A - PLANNING AND ZONING ORDINANCE

occupants of all properties served by the common area or infrastructure. In the event that such maintenance is not performed, the City, upon ten days' notice to the property owners' association, may cause such maintenance to be performed and may charge the cost of such maintenance against the property owners and/or developers in the same manner as charges for abatement of a public nuisance are assessed. In an emergency situation the City may act without providing such notice.

CITY OF DEL CITY MUNICIPAL CODE
APPENDIX A - PLANNING AND ZONING ORDINANCE

ARTERIAL COMMERCIAL (A-C)

SECTION A-420

GENERAL DESCRIPTION

This commercial district is designed for the conduct of personal and business services and the general retail trade of the community and the surrounding area. The activities conducted and traffic generated make this district very incompatible with residential development. Therefore, this district should be utilized at points of direct access from freeways, expressways, and arterial intersections, or in areas identified for heavy commercial activity that will be well separated from nearby residential areas. Outdoor storage and display is not permitted.

SECTION A-420.1

DISTRICT USE REGULATIONS

SECTION A-420.1.1

USES PERMITTED

Property and buildings in the A-C (Arterial Commercial) District shall be used only for the following purposes:

- A. Administrative and Professional Office
- B. Agricultural Supplies and Services
- C. Alcohol Beverage Retail Sales
- D. Animal Sales and Services: Kennels and Veterinary, Restricted
- E. Animals: Grooming and Sales
- F. Building Maintenance Services
- G. Business Support Services
- H. Child Care Center
- I. Communications Services: Limited
- J. Community Recreation: General
- K. Community Recreation: Property Owners Association
- L. Community Recreation: Restricted
- M. Convenience Sales and Personal Services
- N. Cultural Exhibits
- O. Custom Manufacturing: All Activities Shall Be Conducted Inside a Building
- P. Eating Establishments: Sit-Down, Alcohol Not Permitted
- Q. Eating Establishments: Drive-In
- R. Eating Establishments: Fast Foods
- S. Food and Beverage Retail Sales
- T. Funeral and Interment Services: Undertaking
- U. Gasoline Sales: Restricted
- V. Health Clubs
- W. Horticulture
- X. Laundry Services
- Y. Library Services and Community Centers
- Z. Low Impact Institutional: Neighborhood Related
- AA. Medical Services: General
- BB. Medical Services: Restricted
- CC. Participant Recreation and Entertainment: Indoor
- DD. Personal Services: General

CITY OF DEL CITY MUNICIPAL CODE
APPENDIX A - PLANNING AND ZONING ORDINANCE

EE.	Personal Services: Restricted
FF.	Public Service or Utility: Light
GG.	Public Service or Utility: Moderate
HH.	Repair Services: Consumer
II.	Research Services
JJ.	Retail Sales and Services: General
KK.	Spectator Sports and Entertainment: General
LL.	Spectator Sports and Entertainment: Restricted
MM.	Tourist Accommodations: Lodging
NN.	Wholesaling, Storage and Distribution: Restricted

SECTION A-420.1.2 SPECIAL USE PERMITS

The following uses may be permitted on review in accordance with provisions contained in this Planning and Zoning Ordinance.

- A. Adult Day Care Centers
- B. Animal Sales and Services: Kennels and Veterinary, General
- C. Automotive and Equipment: Heavy
- D. Automotive Equipment Sales and Rentals: Heavy
- E. Automotive Equipment: Light
- F. Automotive Sales and Rentals: Light
- G. Body Piercing and Tattoo Facilities
- H. Communication Services: Towers
- I. Drinking Establishments: Sit-Down, Alcohol Permitted
- J. Eating Establishments: Sit-Down, Alcohol Permitted
- K. Funeral and Internment Services: Cremating
- L. Gasoline Sales: General
- M. High Impact Institutional
- N. Light Industrial: Restricted, All Activities Shall Be Conducted Inside a Building
- O. Mining and Processing: Oil and Gas
- P. Moderate Impact Institutional
- Q. Participant Recreation and Entertainment: Outdoor
- R. Retail Sales and Services: Used Merchandise
- S. Sign: Non-Accessory
- T. Sign: Non-Accessory, Electronic
- U. Spectator Sports and Entertainment: High Impact

SECTION A-420.2 DEVELOPMENT REGULATIONS

SECTION A-420.2.1 MINIMUM AREA FOR A CHANGE IN ZONING DISTRICT

Twelve Thousand (12,000) square feet.

SECTION A-420.2.2 MINIMUM FRONTAGE FOR A CHANGE IN ZONING DISTRICT

One hundred (100) feet, measured along the front property line. Only one (1) side shall be considered the front.

CITY OF DEL CITY MUNICIPAL CODE
APPENDIX A - PLANNING AND ZONING ORDINANCE

SECTION A-420.3

SITE DESIGN REQUIREMENTS

- A. Height: No restrictions, unless there is a residential zoning district (U-R, R-1-D, R-1-A, R-2, R-3, R-4, RM-1, or RM-2) within one hundred fifty (150) feet of the proposed building, where upon the building height shall be limited as follows:
1. For the first seventy-five (75) feet of distance from said zoning district boundary, building height shall not exceed thirty-five (35) feet;
 2. From seventy-five (75) feet to one hundred fifty (150) feet of distance from said zoning district boundary, building height may be increased above thirty-five (35) feet to a maximum height of 6 (six) stories within a diagonal line representing two feet of additional building setback for every one (1) foot of additional height.
 3. For the balance of the parcel, building height may be increased above six (6) stories within a diagonal line representing one (1) foot of additional building setback for every two (2) feet of additional height.
- B. Front Yard: The minimum depth of the front yard shall be twenty-five (25) feet measured from the front property line.
- C. Side Yard: Minimum building setback shall be as follows:
1. Abutting a commercial or industrial district with a common wall - zero (0) feet.
 2. Abutting a commercial or industrial district without a common wall - five (5) feet.
 3. Abutting a residential district without parking or driveways in the side yard ten (10) feet.
 4. Abutting a residential district with a driveway or parking in the side yard - fifteen (15) feet. The driveway or parking lot must be at least ten (10) feet away from the residential district.
 5. Exterior lot line abutting an arterial street shall be twenty-five (25) feet.
 6. All other exterior lots shall be fifteen (15) feet.
- D. Rear Yard: None, except where a platted building line exists or as follows:
1. Abutting a residential district - ten (10) feet.
 2. If the building is to be serviced from the rear there shall be provided an alleyway, service court, rear yard, or combination thereof of not less than thirty (30) feet. The thirty feet cannot be used or counted for parking space. It shall be used for deliveries only. No portion of the alleyway or service court that is paved shall be located within fifteen (15) feet of any residential district.
- E. Limited outdoor storage shall be permitted under the following conditions:
1. Area must abut on the side or rear of a building being used by the person or firm desiring use of the outdoor storage area unless a fire lane must be maintained next to the building; if so, directly adjacent to the fire lane.

CITY OF DEL CITY MUNICIPAL CODE
APPENDIX A - PLANNING AND ZONING ORDINANCE

2. Area cannot exceed ten (10) percent of the gross area of the space occupied by the person or firm immediately adjacent thereto.
 3. Storage must be on an improved surface and shall not be in the designated parking lot area for the business or location.
 4. Area must be screened by a sight-proof fence conforming to Section A-465 of this code, except that the fence shall be eight (8) feet in height. Screening requirements shall not apply to vehicles or trailers maintaining a current certificate of registration. Such current registration shall be shown on the vehicle or trailer.
 5. Storage must be incidental to the abutting business.
 6. All other requirements of the Ordinances of Del City shall apply.
- F. Limited permanent outdoor storage shall be permitted under the following conditions:
1. Permanent limited outdoor display of merchandise or amusements on the sidewalk is limited to an area immediately in front of the occupied premises, and at all times a four (4) foot pedestrian aisle way, free of obstructions, shall be maintained.
 2. Permanent limited outdoor display on a sidewalk shall be limited to coin operated merchandise dispensing devices, newspaper racks, ice dispensers, or machines or coin operated children's amusements such as pony ride machines. Said display of amusements or coin operated merchandise dispensing devices shall be limited to five (5) such devices of one type or another, or combinations of said devices not to exceed five (5) for each individual business; newspaper racks shall not be counted in determining total allowed devices. The above description of devices is not intended to be all inclusive but is intended to give a general example of the types of devices permitted.
 3. No permanent display of merchandise of any type will be permitted in a designated parking lot area unless minimum parking requirements are met and shall not exceed ten (10) percent of gross floor area of the business.
 4. No permanent displays of amusement devices are permitted in any designated parking areas.
 5. All other requirements of the ordinances of Del City shall apply.
- G. Temporary display of merchandise or amusements shall be permitted on a sidewalk or in a parking lot under the following conditions:
1. Must be incidental to the business utilizing such display.
 2. Must be on the sidewalk or parking lot immediately in front of or beside said business.
 3. If on a sidewalk, a four (4) foot pedestrian aisle way shall be maintained at all times.