

ARTICLE F. GENERAL COMMERCIAL ZONE (C-G)

SECTION:

10-11F-1: Purpose And Objectives

10-11F-2: Permitted, Conditional And Accessory Uses

10-11F-3: Lot Area

10-11F-4: Lot Width

10-11F-5: Lot Frontage

10-11F-6: Prior Created Lots

10-11F-7: Area Of Zone

10-11F-8: Yard Requirements

10-11F-9: Projections Into Yards

10-11F-10: Building Height

10-11F-11: Distance Between Buildings

10-11F-12: Permissible Lot Coverage

10-11F-13: Parking, Loading And Access

10-11F-14: Project Plan Approval

10-11F-15: Other Requirements

10-11F-1: PURPOSE AND OBJECTIVES:

The general commercial (C-G) zone is established to provide a district primarily for the accommodation of commercial uses and commercial areas which have been established in locations away from the central core of the city and which are not within the shopping centers of integrated design. Though this zone will be applied to areas which have developed as "strip commercial" developments along major streets and highways, it shall not be used to promote or establish areas in which such development can be promulgated or encouraged in violation of good planning principles. The C-G zone should be applied to vacant land areas for new construction only in the event that integrated shopping center development is not practical or desirable because of difficult size, shape, topography or similar problems related to land otherwise deemed to be appropriate for commercial development. The location of the C-G zone should be close to major arterials to provide convenient access for major traffic volumes without hazard and without traversing through a residential area. The C-G zone shall not be applied to the internal areas of residential neighborhoods. Although the C-G zone may be applied to existing commercial areas which have a variety of characteristics, the provisions contained herein should be used to encourage greater integrity and aesthetic improvements as these areas are redeveloped, expanded and improved. Integrated and coordinated landscaping, parking, ingress, and signing and building design should be encouraged and regulated through the use of project plan approval procedures. New construction should be in harmony with the characteristics of the surrounding developed commercial and residential areas. The uses characteristic of this zone will be a wide range of retail stores, shops, services and offices. This zone may be applied to areas which have existing offices, heavy commercial and institutional uses. It is the intent that the C-G zone contain a mixture of compatible uses. (Ord. 2000-23, 7-18-2000)

10-11F-2: PERMITTED, CONDITIONAL AND ACCESSORY USES:

A. Uses Listed Permitted: Those uses or categories of uses as listed herein, and no others, are permitted in the C-G zone (see section 10-15-2 of this title for establishment of uses not specified).

B. Standard Land Use Code: All uses contained herein are listed by a four (4) digit number as designated in the standard land use code published and maintained by the community development department. When a general category number is listed, all use numbers which fall under that category are included (e.g., the land use number 5600 would include all uses having the first 2 digits of "56--").

C. Permitted With Limitations: All such categories listed herein and all specific uses contained within them in the standard land use code will be permitted in the C-G zone subject to the limitations set forth herein.

D. Permitted Principal Uses: The following principal uses and structures, and no others, are permitted in the C-G zone:

<u>Use Number</u>	<u>Use Classification</u>
1292	Residential facility for handicapped persons, except that no such facility shall be established or maintained within $\frac{3}{4}$ mile of any other such facility (see section 10-15-23 of this title)
2742	Commercial printing (only related to retail sales of printed products)
3427	Computer supplies and parts/manufacturing
4210	Bus transportation
4290	Motor vehicle transportation
4600	Automobile parking
4815	Electric utility company office
4825	Gas company office
4923	Travel agencies
5212	Building materials, except lumber
5220	Heating and plumbing equipment
5230	Paint, glass and wallpaper
5240	Electrical supplies
5251	Hardware
5253	Firefighting equipment
5254	Janitorial supplies
5256	Swimming pool supplies (includes hot tubs and spas)
5300	General merchandise (includes shopping centers, department stores, discount department stores, surplus stores, variety stores, mail and phone order houses, vending machine operators, direct selling, retail trade, etc.)
5400	Food stores (includes groceries, candy, nut and confectionery, bakeries, etc.)
5511	New and used car sales
5512	Used only car sales
5520	Automobile accessories (except tire recapping and vulcanizing)
5530	Service stations

5590	Retail trade - automotive, marine, aircraft and accessories
5600	Apparel and accessories (includes all clothing, shoes, custom tailoring, furriers, etc.)
5700	Furniture, home furnishings and equipment (includes appliances, electronics, office supplies, etc.)
5810	Eating places (restaurants)
5900	Miscellaneous retail trade (includes drug stores, antiques, secondhand, books, hobby, sporting goods, farm supplies, jewelry, fuel, pets, miscellaneous retail; except 5920, package liquor)
5950	Sporting goods, bicycles and toys
6100	Banks, insurance and real estate (includes credit services, security and commodity services, holding and investment services, etc.)
6200	Personal service (includes laundry, photography, beauty and barber services, funeral parlors, apparel repair, personal services, reception centers, etc.)
6311	Advertising services
6312	Outdoor advertising
6316	Direct mail
6317	Sign painting
6320	Credit reporting
6330	Officer services
6340	Dwelling and building services (not units)
6350	News syndicate
6360	Employment services
6390	Business services
6410	Automobile repair and related services
6420	Electrical appliance repair and services
6493	Watch, clock, jewelry repair, etc.
6494	Furniture repair
6496	Locksmiths and key shops
6497	Gunsmiths
6498	Saw, knife and tool sharpening
6499	Other repair services
6500	Professional services (includes medical, health, legal, engineering, architectural and planning, research, data processing, etc.; except 6515 and 6516; see conditional uses)
6597	Business and management consulting services (including computer installation, programming, networking, system designing, etc.)
6730	Postal services
6900	Miscellaneous service organizations (includes religious activities, welfare, and charitable services, organizations for business, professional, labor, social, fraternal, youth, political, civic, veterans, etc.)

7100	Cultural activities and natural exhibitions
7210	Entertainment assembly
7390	Amusements (no alcohol served)
7398	Video rental shops
7414	Ice skating (subject to the standards of section 10-15-34 of this title)
7415	Rollerskating and skateboarding (subject to the standards of section 10-15-34 of this title)
7417	Bowling alleys
8222	Animal hospital services (small animal outpatient clinic only)

E. Accessory Uses And Structures: Accessory uses and structures are permitted in the C-G zone, provided they are incidental to, and do not substantially alter, the character of the permitted principal use or structure. Such permitted uses and structures include, but are not limited to, the following:

1. Accessory buildings such as garages, carports, equipment storage buildings and supply storage buildings which are customarily used in conjunction with and incidental to a principal use or structure permitted in the C-G zone.
2. Storage of materials used for construction of buildings, including the contractor's temporary office. Such use must be on the building site or immediately adjacent thereto. Such use shall be permitted only during the construction period and thirty (30) days thereafter. (Ord. 2011-17, 8-16-2011)

F. Conditional Uses: The following uses and structures are permitted in the C-G zone only after a conditional use permit has been issued, and subject to the terms and conditions thereof:

<u>Use Number</u>	<u>Use Classification</u>
4819	Other electric utility, NEC
4823	Natural or manufactured gas storage; distribution points
4829	Other gas utilities, NEC
5920	Liquor, package
6376	General warehousing and storage
6515	Behavior drug and alcohol treatment centers (no lodging) Sanatoriums, convalescent, and rest home services (Lodging and meals offered with full time medical staff. Includes asylums, drug abuse, substance abuse and behavior treatment.)
6516	
6600	Contract construction services
6815	Day nurseries and childcare centers
6830	Art, drama, music, dancing and special training schools, including charm schools, child guidance schools, civil service schools, finishing schools, reading and tutoring schools and gymnastic instruction

(Ord. 2011-22, 9-20-2011)

10-11F-3: LOT AREA:

There shall be no minimum lot area requirements in the C-G zone, except as may be dictated by off street parking requirements, adequate circulation and property site utilization. (Ord. 2000-23, 7-18-

2000)

10-11F-4: LOT WIDTH:

No requirement. (Ord. 2000-23, 7-18-2000)

10-11F-5: LOT FRONTAGE:

Each lot or parcel of land in the C-G zone shall have frontage on a public street for a minimum distance of thirty five feet (35'). (Ord. 2000-23, 7-18-2000)

10-11F-6: PRIOR CREATED LOTS:

Lots or parcels of land which were created prior to the application of this zone shall not be denied a building permit solely for reasons of nonconformance to the parcel requirements of this article. (Ord. 2000-23, 7-18-2000)

10-11F-7: AREA OF ZONE:

Each single C-G zone district shall contain a minimum of two (2) acres, except those existing, previously developed commercial facilities and areas to which the C-G zone is applied. (Ord. 2000-23, 7-18-2000)

10-11F-8: YARD REQUIREMENTS:

The following maximum yard requirements shall apply in the C-G zone (Note: All setbacks are measured from the property line.):

A. Front Yard: Each lot or parcel of land in the C-G zone shall have a front yard of not less than twenty five feet (25'), except that in areas developed prior to the establishment of this zone, the front yard shall be equal to twenty five feet (25') or the greatest of existing front yards on all parcels of property along the block face in which a building or structure is to be located.

B. Side Yard: Except as provided in subsections C through E of this section, each lot or parcel of land in the C-G zone shall have a side yard of at least twenty feet (20') when located adjacent to a residential zone. There shall be no requirements in those instances where the side property line abuts a commercial or industrial zone.

C. Corner Lot; Side Yard: On corner lots, the side yard contiguous with the street shall be not less than twenty five feet (25') in width, and shall not be used for vehicular parking. Said area shall be appropriately landscaped except those portions devoted to access and driveway use.

D. Side Yard Used For Access: When used for access to any garage, carport or parking area having less than five (5) parking spaces, a side yard shall be wide enough to accommodate an unobstructed twelve foot (12') paved driveway. When used for access to a garage, carport or parking area having six (6) or more parking spaces, a side yard shall be wide enough to provide an unobstructed twelve foot (12') paved driveway for one-way traffic, or a sixteen foot (16') paved driveway for two-way traffic.

E. Accessory Building; Side Yard: An accessory building may be located on a side property line if, and only if, all of the following conditions are met:

1. An accessory building has no openings on the side which is contiguous to the property line, and the wall of said building adjacent to the property line has four (4) hour fire retardant rating.
2. The accessory building has facilities for the discharge of all roof drainage onto the lot or parcel on which it is erected. (Ord. 2000-23, 7-18-2000)

F. Rear Yard: Each lot, parcel, space or site shall have a rear yard of not less than twenty five feet (25') in depth. There shall be no requirement in those instances where the rear property line abuts a commercial or industrial zone. (Ord. 2005-15, 4-19-2005)

G. Accessory Building; Rear Yard: No requirement. (Ord. 2000-23, 7-18-2000)

10-11F-9: PROJECTIONS INTO YARDS:

A. Permitted: The following structures may be erected on, or project into, any required yard, except into a required driveway:

1. Fences and walls in conformance with city codes and ordinances.
2. Landscaping elements, including trees, shrubs and other plants.
3. Necessary appurtenances for utility service.

B. Minimum Projections: The structures listed below may project into a minimum front or rear yard not more than four feet (4'), and into a minimum side yard not more than two feet (2'), except that required driveways shall remain unobstructed from the ground upward:

1. Cornices, eaves, belt courses, sills, buttresses, or other similar architectural features.
2. Stairways, balconies, door stoops, fire escapes, awnings; and planter boxes or masonry planters not exceeding twenty four inches (24") in height.
3. Carports and loading docks in a side yard or rear yard; provided, that such a structure is not more than one story in height and is entirely open on at least three (3) sides, except for necessary supporting columns and customary architectural features. (Ord. 2000-23, 7-18-2000)

10-11F-10: BUILDING HEIGHT:

The maximum height allowed for any structure in the C-G zone shall be sixty five feet (65'). (Ord. 2006-12, 7-18-2006)

10-11F-11: DISTANCE BETWEEN BUILDINGS:

No requirement. (Ord. 2000-23, 7-18-2000)

10-11F-12: PERMISSIBLE LOT COVERAGE:

No requirements, except as may be dictated by yard requirements, landscape requirements and compliance with off street parking provisions. (Ord. 2000-23, 7-18-2000)

10-11F-13: PARKING, LOADING AND ACCESS:

A. Sufficient Parking: Each lot or parcel in the C-G zone shall have automobile parking sufficient to meet the requirements as set forth in chapter 18 of this title.

B. Improvements Required: All parking spaces shall be paved with asphaltic cement or concrete, and shall be provided with adequate drainage which shall not run across a public sidewalk.

C. Front Or Side Yard Prohibited: Parking spaces shall not be provided within a required front yard or side yard adjacent to a public street. (Ord. 2000-23, 7-18-2000)

10-11F-14: PROJECT PLAN APPROVAL:

Prior to the construction of any project in the C-G zone, a project plan shall be submitted and approved. Said project plan shall be drawn to scale and shall contain all required information designated on the application checklist maintained by the community development department. (Ord. 2000-23, 7-18-2000)

10-11F-15: OTHER REQUIREMENTS:

A. Signs: All signs erected in the C-G zone shall be in conformance with the sign provisions of chapter 19 of this title.

B. Uses Within Buildings: All uses established in the C-G zone shall be conducted entirely within a fully enclosed building, except those uses deemed by the planning commission to be customarily and appropriately conducted in the open. Such uses may include, but would not be limited to, service stations, ice skating, miniature golf, plant nurseries, etc.

C. Landscaping: Each building or project in the C-G zone shall be landscaped, which shall be approved by the planning commission, subject to the following:

1. Required front yard areas and required side yard areas adjacent to a public street, except those portions devoted to driveways, shall be reasonably landscaped with plants, shrubs, trees, grass and similar landscaping materials, including a minimum of fifteen (15) 1¹/₂-inch caliper trees per acre, and with all shrubs having a minimum five (5) gallon size.

2. All landscaped areas shall have sprinkling or irrigation systems.

3. All parking areas shall be screened from public streets by a landscaped berm, decorative screening wall, planted hedge or other reasonable methods.

4. The use of landscaping materials with strong visual impact shall be emphasized, including the use of bedding areas with perennial shrubs where appropriate, clustering of trees and large sized plants.

5. Parking areas shall be landscaped, where possible, around the periphery and at the ends of parking rows in accordance with the landscaping plan approved as part of the project plan approval procedure.

6. Landscaping is to be installed (or bonded for if occupancy occurs in a nonplanting season) prior to issuance of certificate of occupancy.

D. Trash Storage: No trash, used materials or wrecked or abandoned vehicles or equipment shall be stored in an open area. All such materials must be screened from public streets and adjacent properties with an opaque fence or wall, or must be stored in a fully enclosed building. Storage of commercial goods or materials is expressly prohibited. Containers for trash storage of a size, type and quantity approved by the city, shall be screened by a sight obscuring fence and maintained in a location approved by the planning commission in conjunction with approval of a project plan.

E. Walls And Fences:

1. No wall, fence or opaque hedge or screening material higher than thirty six inches (36") shall be maintained within a required front yard in a C-G zone.

2. A decorative masonry wall, at least eight feet (8') in height, shall be erected along all property lines which lie adjacent to a residential zone. In the case where there is mutual agreement between the property owners of the commercial zone and the adjacent residential zone, the masonry wall requirement may be modified to allow other suitable materials. A signed agreement must be submitted to the planning commission or its designee, indicating this agreement. In the case where there is no mutual agreement, the masonry wall will be required.

F. Remodeling In Existing C-G Zones: If the remodeling of a building in the C-G zone causes the exterior of the building to be enlarged, the landscaping requirements of subsection C of this section shall apply, with the following limitations:

1. The requirements of subsection C of this section shall not apply where those requirements would conflict with parking requirements, be incompatible with the design of existing buildings or impair ingress or egress to existing buildings or parking areas.

2. The requirements of subsection C of this section shall not be applied to require improvements which cost more than five percent (5%) of the total remodeling project.

G. Transitional Development Standards: Where a lot in any business, commercial, manufacturing or industrial zone borders a residential zone, the standards set forth in section 10-15-29 of this title shall apply. (Ord. 2000-23, 7-18-2000)

H. Infrastructure Improvement Schedule: Certificates of occupancy will be issued upon successful completion of infrastructure improvements according to the following schedule: (Ord. 2016-3, 1-5-2016)

Completion Required Before Issuing A Permit	Building Permit	Occupancy Permit
Completion Required Before Issuing A Permit	Building Permit	Occupancy Permit
1. Fire protection to the site	X	
2. Emergency vehicle access to the site	X	
3. Construction vehicle access to the site	X	
4. Implement stormwater management plan	X	
5. Stormwater infrastructure		X
6. Stormwater detention basin (if required)		X
7. Sewer lines		X
8. Water lines		X
9. Electrical lines		X
10. Cable service conduit		X
11. Road base		X
12. Curb/gutter		X
13. Gas lines		X
14. Sidewalk		X
15. Final road asphalt		X
16. Street signs and street lighting		X
17. Landscaping		X

Within each phase any building desiring a building or an occupancy permit shall have all improvements directly related to the building's completion as determined by the community development supervisor or city engineer. This will include, but not be limited to, subsections H5 through H17 of this section. (Ord. 2007-21, 4-3-2007)