

D. Community-Regional District (C-4)

1. Purpose

The C-4 District is designed to provide for the development of major business groupings and regional-size shopping centers to serve a population ranging from a community or neighborhoods to a major segment of the total metropolitan area. These centers may feature a number of large traffic generators such as home improvement stores, department stores, and theatres. Even the smallest of such freestanding uses in this district, as well as commercial centers, require excellent access from major thoroughfares. While these centers are usually characterized by indoor operations, certain permitted uses may have limited outdoor activities, as specified.

2. Examples

TABLE 742-104-3 C-4 DISTRICT DIMENSIONAL STANDARDS		
		LOT STANDARDS
Minimum street frontage		50 ft.
		SETBACKS
	METRO	COMPACT
Minimum depth front yard	See Table 744-201-3	10 ft. from existing ROW
Minimum front transitional yard	20 ft.	10 ft.
Minimum width of side yard	0 ft.	0 ft.
Minimum side transitional yard	20 ft.	10 ft.
Minimum depth of rear yard	0 ft.	0 ft.
Minimum rear transitional yard	20 ft.	10 ft.
		BUILDING STANDARDS
	METRO	COMPACT
Maximum height buildings and structures	65 ft.	65 ft.
Maximum height along a transitional yard	18 ft.	25 ft.

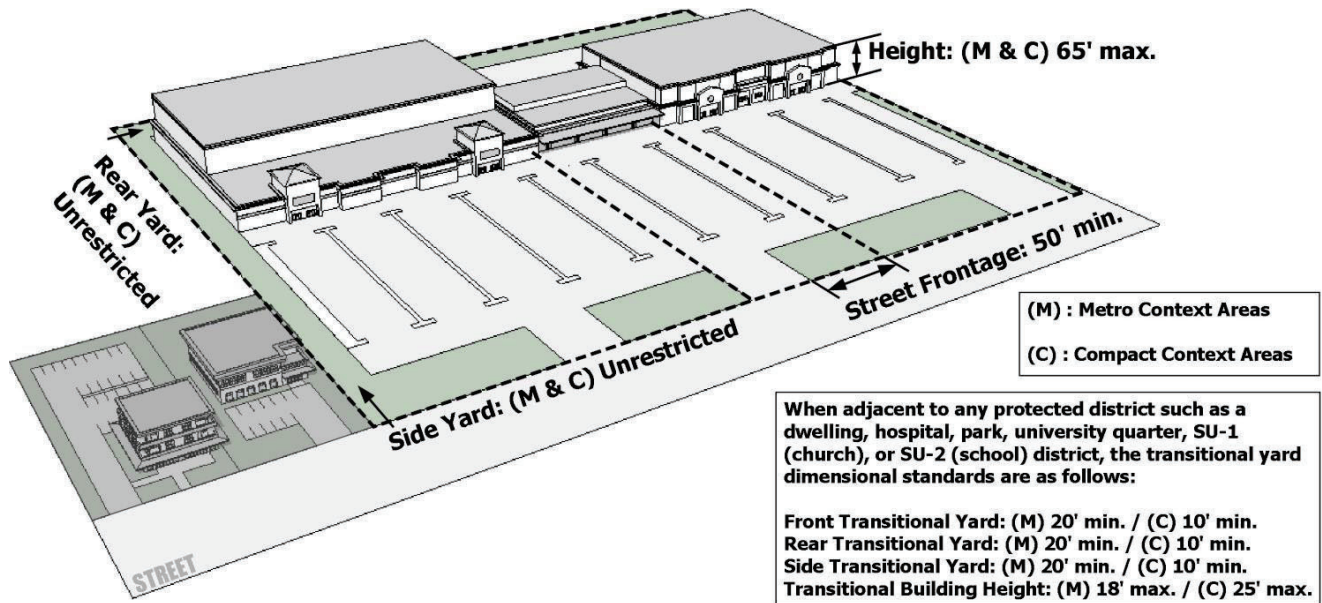
This Table is a summary of selected standards; refer to Chapter 744, Article II Lot and Building Dimensions, for additional regulations.

*In case of a discrepancy with this summary table, the master table in Chapter 744-II governs.





3. Illustration



4. Other Standards

a. Windows/doors/transparency

1. On the side of each primary building that has a public pedestrian entrance, at least 40% of the wall surface area between 3 feet and 8 feet above grade level and within 50 feet of each side of the entrance shall be of glass or other transparent materials. On any facade or side of a primary building that is located within 50 feet of a local, collector or arterial street, at least 40% of the

wall surface area between 3 feet and 8 feet above grade level shall be of glass or other transparent materials.

2. Required ground floor glass or other transparent materials shall allow two-way visibility between 3 feet and 8 feet above grade level.
3. No glass or other transparent materials shall reflect more than 30% of visible light.
4. Replacing windows in an existing building is permitted; however, the replacing window must match the building's original window opening within a tolerance of 2 inches of each opening side.

b. **Roof**

1. All roof-mounted mechanical equipment shall be completely and effectively screened from view on all sides of the building with a parapet consistent with the building's design and materials.