

## SECTION 4.12. "CI" COMMERCIAL, INTENSIVE

### 4.12.1 DISTRICTS AND INTENT

The "CI" Commercial, Intensive category includes one (1) zone district: C-4. This District is intended for intensive, highly automotive-oriented uses that require a conspicuous and accessible location convenient to streets carrying large volumes of traffic. Such activities generally require large land areas, do not cater directly in appreciable degree to pedestrians, and require ample offstreet parking and offstreet loading space. This district permits certain uses not of a neighborhood or general commercial type and serves the entire City.

### 4.12.2 PERMITTED PRINCIPAL USES AND STRUCTURES

As for CG and in addition:

1. Retail commercial outlets for sale of new and used automobiles, motorcycles, trucks and tractors, mobile homes, boats, heavy machinery and equipment, dairy supplies, feed, fertilizer, lumber and building supplies, monuments, and outdoor retail commercial display areas associated with sale of said items.
2. Service establishments such as repair and service garage, motor vehicle body shop, car wash, auction house (but not including livestock auction arena), laundry or dry cleaning establishment, animal boarding kennels in soundproof buildings, plant nursery or landscape contractor, carpenter or cabinet shop, home equipment rental, ice delivery station, upholstery shop, manna and boat sales, commercial water softening establishment, rental of automotive vehicles, trailers, and trucks.
3. Commercial recreation facilities such as drive-in theater (see Section 4.15), golf driving range, miniature golf course, skating rink, skateboard arena, go-cart track, and similar uses.
4. Palmist, astrologist, psychics, clairvoyants, and phrenologists.
5. Miscellaneous uses such as express or parcel delivery office, motor bus or other transportation terminal.
6. Wholesaling from sample stocks only, providing no manufacturing or storage for distribution is permitted on the premises.

Site and development plan approval (see Article 14) is required for the following uses:

1. All schools, colleges, and commercial developments.

### 4.12.3 PERMITTED ACCESSORY USES AND STRUCTURES

1. Uses and structures which:

- a. Are customarily accessory and clearly incidental and subordinate to permitted uses and structures;
- b. Are located on the same lot as the permitted use or structure, or on a contiguous lot in the same ownership; and
- c. Do not involve operations or structures not in keeping with the character of the district.

2. On-site signs (see also Section 4.15).

3. Outdoor storage yard in connection with permitted use only; provided, this provision shall not permit wrecking yards (including automobile wrecking yard), junk yards, or yards used in whole or in part for scrap or salvage operations or for processing, storage, display, or sales of any scrap, salvage, or second-hand building materials, junk automotive vehicles, or second-hand automotive parts.

#### 4.12.4 PROHIBITED USES AND STRUCTURES

1. Manufacturing activities.
2. New residential uses except as provided for in Section 4.15 Supplemental Regulations.
3. Off-site retail and commercial sales of new and used automobiles, trucks, motorcycles, boats, mobile homes and recreational vehicles.
4. Any other uses or structures not specifically, provisionally or by reasonable implication permitted herein. Any use which is potentially dangerous, noxious or offensive to neighboring uses in the district or to those who pass on public ways by reason of smoke, odor, noise, glare, fumes, gas, vibration, threat of fire or explosion, emission of particulate matter, interference with radio or television reception, radiation or likely for other reasons to be incompatible with the character of the district. Performance standards apply (see Section 4.15).

#### 4.12.5 SPECIAL EXCEPTIONS

(See also Articles 12 and 13)

1. Wholesale, warehouse or storage use in completely enclosed buildings. However, bulk storage of flammable liquids is not permitted.
2. Package store for sale of alcoholic beverages, bar, tavern or cocktail lounge.
3. Off-site signs (See also Section 4.15).
4. Truck stops and automotive service stations (See Section 4.15 for special design standards for automotive service stations).
5. Service establishments such as crematory.
6. Agricultural fairs and fairground activities, livestock auction areas.
7. Commercial tourist attractions.
8. Building trades contractor with on premises storage yard for materials and equipment.
9. Public buildings and facilities.
10. Churches and other houses of worship.
11. Private clubs and lodges.
12. Mini-self-storage building and mini-storage facility.
13. Microbrewery, microdistillery and microwinery. (See also Section 4.15.36)
14. Residential treatment facilities.
15. Outpatient treatment centers.

#### 4.12.6 MINIMUM LOT REQUIREMENTS (area, width)

1. All permitted uses and structures (unless otherwise specified.):

None, except as needed to meet other requirements set out herein.

#### 4.12.7 MINIMUM YARD REQUIREMENTS (depth of front and rear yard, width of side yard)

(See Section 4.15 for right-of-way setback requirements.)

1. All permitted uses and structures (unless otherwise specified):

Front 20 feet

Side None, except where a side yard is provided, then a side yard of at least 10 feet must be provided.

Rear 15 feet

2. Mini-Self-Storage Building:

As for other permitted or permissible uses not specified in number 2 above except:

a. A storage structure shall be provided with a paved access aisle at least twenty-two (22) feet in width, continuous for the length of such structure on any side allowing exterior access to storage space(s) and;

b. Two (2) or more structures located on the same site shall be positioned such that the minimum aisle width and conditions required in (a) above can be maintained.

Special Provisions:

1. No less than fifteen (15) feet of the depth of the required front yard shall be maintained as a landscaped area. The depth of this landscaped area shall be measured at right angles to property lines and shall be established along the entire length and contiguous to the designated property line or lines. This landscaped area may be penetrated at right angles by driveways. The remainder of the required front yard may be used for offstreet parking but not for buildings.

2. Wetland protection shall be provided with a minimum of a thirty-five (35) foot natural buffer from wetlands to improved areas, which:

a. Exclude structures other than docks, piers, or walkways Elevated on pilings; and

b. Prohibit the clearing of natural vegetation, except for a minimum amount associated with permitted docks, piers and walkways.

#### 4.12.8 MAXIMUM HEIGHT OF STRUCTURES: NO PORTION SHALL EXCEED

(See also Section 4.15 for exceptions)

35 feet

#### 4.12.9 MAXIMUM LOT COVERAGE BY ALL BUILDINGS

In addition to meeting the required yard, building height, landscaped buffering, and offstreet parking requirements of this section, no structure shall exceed a 1.0 floor area ratio.

#### 4.12.10 MINIMUM LANDSCAPED BUFFERING REQUIREMENTS

(See also Section 4.15)

1. All permitted uses (unless otherwise specified):

4 - 53

Where a use listed under (1) above is erected or expanded on land abutting a residential district, then the proposed use shall provide a landscaped buffer which shall be not less than ten (10) feet in width along the affected rear and/or side yards as the case may be.

#### 4.12.11 OFFSTREET PARKING REQUIREMENTS

(See also Section 4.15)

1. For uses specifically listed under CG: As for CG OFFSTREET PARKING REQUIREMENTS.

2. Commercial or service establishments (unless otherwise specified); agricultural fairs and fairgrounds; livestock auction arena: one (1) space for each three hundred fifty (350) square feet of floor area, plus, where applicable, one (1) space for each one thousand (1,000) square feet of lot or ground area outside buildings used for any type of sales, display, or activity.

3. Express or parcel delivery office, motor bus or other transportation terminal: one (1) space for each three hundred fifty (350) square feet of floor area.

4. Palmist, astrologist, psychics, clairvoyants, and phrenologist: one (1) space for each two hundred (200) square feet of floor area.

5. Wholesale establishments: one (1) space for each five hundred (500) square feet of floor area.

6. Warehouse or storage use only: one (1) space for each one thousand five hundred (1,500) square feet of floor area.

7. Each existing residential dwelling unit: two (2) spaces for each dwelling unit.

8. Public buildings and facilities (unless otherwise specified): one (1) space for each two hundred (200) square feet of floor area.

9. Churches and houses of worship: one (1) space for each six (6) permanent seats in the main auditorium.

10. Private clubs and lodges: one (1) space for each three hundred (300) square feet of floor area.

11. Elementary and middle schools: two (2) spaces for each classroom or office room plus one (1) space for each three (3) seats in any auditorium or gymnasium.

12. Senior high schools and colleges: four (4) spaces for each classroom or office room plus two (2) spaces for each three (3) seats in any auditorium or gymnasium.

13. Mini-self storage buildings: None except that office facilities on the premises shall be provided with one (1) parking space for each two hundred (200) feet or fraction thereof of floor area.

14. Residential treatment facilities and outpatient treatment centers: one (1) space per five hundred (500) square feet of floor area.

15. For other special exceptions as specified herein: to be determined by finding in the particular case.

Note: Offstreet loading required (see Section 4.15).