

Sec. 125-3.5. - Commercial and mixed use districts.

125- *Purpose.* The specific purpose of the C Commercial and Mixed Use District is to create, maintain, and enhance commercial and mixed use areas that serve as local activity centers for surrounding neighborhoods as well as regional centers serving city and area residents. Commercial and mixed use areas are typically located on or near the city's major arterial roads and represent a range of development scales and intensities that may include residential uses where appropriate. Four C Commercial and Mixed Use Districts are established:

- (a) *CN Neighborhood Commercial.* This district is intended to provide for areas of smaller-scaled and pedestrian-oriented neighborhood-serving commercial and mixed use development (typically with floorplates of less than 10,000 square feet) that includes retail, services, office, eating and drinking, housing, smaller-scaled public uses, etc.
- (b) *CG General Commercial.* This district reflects existing and future areas of larger-scaled pedestrian- and auto-oriented commercial development (typically with floorplates of more than 10,000 square feet) located on the city's major arterial roads and include a wide variety of community-serving uses that include retail, services, office, auto-related businesses, eating and drinking, recreation and entertainment, public and semi-public uses, etc. Residential uses are not permitted in this district.
- (c) *CO Commercial Office.* This district is intended to provide for areas of large-scale integrated professional office development of quality design in a landscaped setting serving high technology, and research and development. Secondary support uses—such as business services and institutional uses—serving the development are encouraged.
- (d) *CM Commercial Mixed Use.* This district is intended to provide for areas of large-scale pedestrian- and auto-oriented region-serving mixed use development that includes a mix of retail formats (both large and small), office and business services, commercial lodging, office-oriented research and development, recreation and entertainment, etc. Multi-family residential uses are permitted in this district. Development in this district will occur under a master development plan.

125- *Development regulations.* Table 125-3.5.2 below prescribes the development regulations for C 3.5.2. Commercial and Mixed Use District. Refer also to section 125-3.14, Standards for specific uses.

Table 125-3.5.2: Commercial and Mixed Use Districts				
<i>Development Regulations</i>	<i>CN</i>	<i>CG</i>	<i>CO</i>	<i>CM</i>
Minimum Lot Area (square feet)	5,000	10,000	10,000	25,000

Minimum Lot Width (feet)	25	75	75	100
Minimum Lot Frontage (feet)	25	75	75	100
Maximum Height (feet)	30	125	60	125
Minimum Front Setback (feet)	—	20	20	—
Minimum Side Setback - nonresidential (feet)	10	15	10	20
Minimum Side Setback - residential (feet)	15	30	20	40
Minimum Side Street Side setback—corner lot (feet)	10	15	10	15
Minimum Rear Setback - nonresidential (feet)	15	20	15	20
Minimum Rear Setback - residential (feet)	20	40	30	40
Maximum impervious surface (lot) coverage (See <u>Sec. 125-5.7</u> )	90%	85%	80%	80%

125- *Building streetscape.*

- 3.5.3. (a) *Building articulation.* No blank walls greater than 15 feet in length, excluding garage doors, shall be permitted on all street frontages excluding alleys. Building surfaces shall include offsets, recesses, or projections that create shade or cast shadows to provide visual interest for at least 25 percent of the frontage. Examples include, but are not limited to, attached columns, recessed windows or window bays, horizontal/vertical banding or decorative cornices.
- (b) *Storefront continuity.* Ground floor of retail buildings shall have a storefront appearance along all street frontages excluding alleys.
- (c)

*Minimum build-to lines.* Fifty percent of the front façade shall be built to the sidewalk along the primary street frontage.

- (d) Properties located on 7th Street west of North Kansas Street with a Neighborhood Commercial base zoning District may have residential structures and uses.

(Ord. No. 2020-25, § 1(Exh. A), 9-29-2020; Ord. No. 2022-25, § 3, 8-9-2022)