

Sec. 4.13. C-I – Commercial-Intensive.

4.13.1. Districts and intent.

All criteria, as for C-G, and in addition, except where more restrictive:

The C-I commercial, intensive, category includes one zoning district: C-I. This district is intended for intensive, highly automotive-oriented uses that are limited to areas adjacent to arterial or collector roads where public facilities are available to support such intensity. Such activities generally require large land areas, do not cater directly in appreciable degree to pedestrians, and require ample off-street parking and off-street loading space. This district permits certain uses not of a neighborhood or general commercial type and serves the entire City and greater portion of the surrounding county.

4.13.2. Permitted principal uses and structures: As for C-G, and in addition:

1. Retail commercial outlets for sale of new and used automobiles, motorcycles, trucks and tractors, manufactured 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), plant nursery or landscape contractor, carpenter or cabinet shop, home equipment rental, ice delivery station, upholstery shop, marina and boat sales, commercial water softening establishment, rental of automotive vehicles, trailers, and trucks.
3. Commercial recreation facilities such as golf driving range, miniature golf course, skating rink, skateboard arena, go-cart track, and similar uses.
4. Reserved.
5. Palmist, astrologist, psychic, clairvoyant, phrenologists and similar.
6. Wholesaling from sample stocks only, providing no manufacturing or storage for distribution is permitted on the premises.
7. Service establishments such as crematory.
8. Tow Truck Servicing Office and Facility (shall not include a wrecking yard or any storage of junk vehicles).
9. Hospitals, Long-Term Care Facilities, Adult Day Care Centers.
10. Non-residential modular building (single structure, for business or office use, otherwise as per 4.12.5.).

4.13.3. Permitted accessory uses and structures:

1. Uses and structures which:
 - a. Are customarily accessory and clearly incidental and subordinate to permitted or permissible uses and structures;
 - b. Are located on the same lot as the permitted or permissible 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 4.19).

3. On the same premises and in conjunction with permitted principal uses and structures, dwelling units only for occupancy by owners or employees thereof.

4.13.4. Prohibited uses and structures (except as provided for under Section 14.10):

1. New residential use, except as specified under C-I accessory use.
2. Manufacturing activities, except as specifically permitted or permissible.
3. Off-site sales of new and used automobiles, trucks, motorcycles, boats, manufactured 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 4.19).

4.13.5. Special Exceptions (see also Article 3 and standards in 4.19):

1. Agricultural fairs and fairground activities, livestock auction arenas.
2. Building trades contractor with on-premises storage yard for materials and equipment.
3. Commercial tourist attractions.
4. Off-site signs along an Arterial Road (see also section 4.19).
5. Package store for sale of alcoholic beverages, bar, tavern, or cocktail lounge.
6. Truck stops and automotive fuel stations (see section 4.19 for special design standards for automotive fuel stations).
7. Wholesale, warehouse, or storage use in completely enclosed buildings. However, bulk storage of flammable liquids is not permitted, except as provided for under number 9 below.
8. Residential dwelling units which lawfully existed within this district on the date of adoption or amendment of these land development regulations.
9. Outdoor storage yard and/or above ground fuel bulk storage and dispensing facility/yard, in conjunction with permitted or permissible uses only, provided:
 - a. Such yard or facility shall be completely enclosed, except for necessary ingress and egress, by an opaque fence or wall, as defined in Article 2, not less than six feet high; and
 - b. Parcels proposed to contain above ground fuel bulk storage and dispensing facilities/yards shall be a minimum of 3 acres in size, and such structures and facilities proposed thereon shall meet a minimum 50' setback from all property lines; and
 - c. This provision shall not permit wrecking yards (including automobile wrecking yard), junkyards, or yards used in whole or in part for scrap or salvage operation or for processing, storage, display, or sales of any scrap, salvage, or secondhand building materials, junk automotive vehicles, or secondhand automotive parts.
10. Group Living Facilities.
11. Foster Group Homes.
12. Wholesale, warehouse, storage or distribution facility or center in completely enclosed buildings, however bulk storage of flammable liquids is not permitted.
13. Light manufacturing, assembling, processing (including food processing, but not slaughterhouses), packaging, or fabricating in a completely enclosed building.

For the purpose of these land development regulations minor outdoor retail commercial display areas associated with the sale of new and used automobiles, motorcycles, trucks, tractors, manufactured homes, boats, heavy machinery and equipment, plants and garden supplies, and similar uses shall not be considered outdoor storage yards. Such display areas are permitted without the restrictions associated with outdoor storage areas.

4.13.6. Minimum lot requirements (area, width):

None, except as necessary to meet other requirements herein set forth.

4.13.7. Minimum yard requirements (depth of front and rear yard, width of side yard):

See section 4.19 for right-of-way setback requirements.

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

- Front: 20 feet.
- Side: 10 feet.
- Rear: 15 feet.

2. Wetland protection shall be provided by a minimum 35-foot natural buffer from wetlands to improved areas, subject to the following conditions:

- a. The location of a structure other than docks, piers, or walkways elevated on pilings is prohibited;
- b. The clearing of natural vegetation is prohibited, except for a minimum amount associated with permitted docks, piers, and walkways;
- c. Residential, commercial and industrial improvements are prohibited; and
- d. Resource-based recreational activities are permitted.

4.13.8. Maximum height of structures (see also section 4.19 for exceptions):

No portion shall exceed 70 feet.

4.13.9. Floor Area Ratio, Impervious Lot Coverage, Building Coverage:

	FAR	ILC	BC
All Uses	1.0	0.80	0.60

4.13.10. Minimum landscaped buffering requirements (see also section 4.19):

- 1. A permitted or permissible uses (unless otherwise specified) erected or expanded on land abutting a residential district, or property used for residential purposes in a residential/office district shall provide a landscaped buffer which shall be at least ten feet in width along the affected rear and/or side yards as the case may be.

4.13.11. Minimum off-street parking requirements (see also section 4.19):

1. For uses specifically listed under C-G: as for C-G off-street parking requirements.
2. Commercial or service establishments (unless otherwise specified); agricultural fairs and fairgrounds; livestock action arena: one space for each 350 square feet of floor area, plus, where applicable, one space for each 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 space for each 350 square feet of floor area.
4. Palmist, astrologist, psychics, clairvoyants, and phrenologist: one space for each 200 square feet of floor area.
5. Wholesale establishments: one space for each 500 square feet of floor area.
6. Warehouse or storage use only: one space for each 1,500 square feet of floor area.

Note: Off-street loading required (see section 4.19).