

15-19.030 - C-N district regulations.

- (a) **Permitted uses.** In addition to the permitted uses listed in Section 15-19.020(a) of this Article, the following permitted uses shall also be allowed in a C-N district:
 - (1) Professional and administrative offices.
 - (2) Financial institutions.
 - (3) Personal service businesses.
 - (4) Religious and charitable institutions.
 - (5) Christmas tree and pumpkin sales lots.
- (b) **Conditional uses.** In addition to the conditional uses listed in Section 15-19.020(b) of this Article, the following conditional uses may also be allowed in a C-N district, upon the granting of a use permit pursuant to Article 15-55 of this Chapter.
 - (1) Mixed-use development conforming to the design standards found in Article 15-58.
 - (2) Medical offices and clinics.
- (c) **Site area.** The minimum net site area of any lot in a C-N district shall be ten thousand square feet.
- (d) **Site frontage, width and depth.** The minimum site frontage, width and depth of any lot in a C-N district shall be as follows:

Frontage	Width	Depth
60 feet	60 feet	100 feet

- (e) **Coverage.** The maximum net site area covered by structures on any lot in a C-N district shall be sixty percent.
- (f) **Front, side, and rear setback areas.** For any nonconforming site in the C-N district, as defined in this Chapter, the requirements provided in Section 15-65.040(b) apply to the site. For any conforming site in the C-N district, the minimum setback area requirements in the C-N district, are as follows:
 - (1) **Front setback area.** The minimum front setback area of any lot in a C-N district shall be ten feet; except that on a site abutting and fronting on the same street as, or directly across the street from, an A, R-1, HR, R-M or P-A district, the minimum front setback area shall be fifteen feet.
 - (2) **Side and rear setback areas.** No side or rear setback areas shall be required for any lot in a C-N district, subject to the following exceptions:
 - (i) On a reversed corner lot abutting a lot in an A, R-1, or HR district, the minimum exterior side setback area shall be not less than one-half of the required front setback area of the abutting lot.
 - (ii) Except as otherwise provided in subsection (f)(2)(i) of this Section, on a lot abutting an A, R-1, or HR district, the minimum side setback area or rear setback area abutting such other district shall be thirty feet.
 - (iii) On a lot directly across a street or alley from an A, R-1, or HR district, the minimum side setback area or rear setback area abutting to such street or alley shall be ten feet.

Where a side or rear setback area is required under any of the foregoing provisions, one foot shall be added to the required setback area for each one foot of height or fraction thereof by which a structure within thirty feet of the lot line for such setback area exceeds fourteen feet in height.

- (g) **Height of structures.** The maximum height of any structure in a C-N district shall be twenty feet.
- (h) **Enclosure of uses.** All permitted and conditional uses shall be conducted entirely within a completely enclosed structure, except for off-street parking and loading, gasoline service stations, outdoor dining, nurseries, garden shops and Christmas tree and pumpkin sales lots.
- (i) **Screening, landscaping and fencing.** An area not less than five feet in depth along all property lines that abut a street shall be landscaped with plant materials and/or improved with sidewalks or pathways as required by the Planning Commission. All planting materials shall permanently be maintained by the owner or occupant of the site.
- (j) **Alternative standards for multi-family dwellings.** Notwithstanding any other provisions of this Section, where multi-family dwellings will be located upon a site, the Planning Commission shall apply for such dwellings the development standards set forth in Article 15-17 of this Chapter. The density of development shall be as determined in each case by the Planning Commission, based upon its finding that:
 - (1) The project will not constitute overbuilding of the site; and
 - (2) The project is compatible with the structures and density of development on adjacent properties; and
 - (3) The project will preserve a sufficient amount of open space on the site; and
 - (4) The project will provide sufficient light and air for the residents of the site and the occupants of adjacent properties.

(Amended by Ord. 71.113 (part), 1992; Ord. 230 § 2 (part), 2004; Ord. 236 § 2D, 2005; Ord. 245 § 2 (Att. A) (part), 2006; Ord. No. 284, § 1(Att. A), 5-18-2011; Ord. No. 354, § 1(Exh. A), 12-20-2017)