
Sec. 405.220. "C-1" Neighborhood Commercial District.

- (a) *Purpose.* This district represents those areas of the city in which principal use is local retail, service and restricted repair business activities, which serve on a comparatively small scale, the needs of surrounding residential neighborhoods. Certain uses which would function more effectively in locations appropriate for a variety of commercial and service activities have been excluded.
- (b) *Permitted uses.*
- (1) Accounting, auditing and bookkeeping service.
 - (2) Advertising and printing service.
 - (3) Antique shop.
 - (4) Bakeries and bake shop.
 - (5) Banks and financial institutions without drive-up service.
 - (6) Convalescent home, nursing home, home for the aged.
 - (7) Electronics and appliance repair and service.
 - (8) Group home facility.
 - (9) Monuments and historic sites.
 - (10) Offices for law, architectural, engineering, insurance, real estate, management, planning or similar office.
 - (11) Offices for doctors, chiropractors, dentists, optometrists or other similar health care professionals.
 - (12) Personal service businesses such as alteration and garment repair, barber or beautician, clock and jewelry repair, locksmith, dry cleaner or laundry, mailing services, employment services, janitorial services, investment agencies, travel agencies, shoe repair and cleaning and similar uses.
 - (13) Places of worship, such as churches, temples and synagogues.
 - (14) Public or private library.
 - (15) Public building erected by a governmental agency.
 - (16) Public park or playground.
 - (17) Public or private school.
 - (18) Retail sales within stores and shops for apparel and accessories, bicycles, books, cameras and photographic supplies, flooring, drugs, furniture, flowers, hobby supplies, jewelry or clocks, novelties or souvenirs, shoes, sporting goods and similar products.
 - (19) Taxicab dispatch (office only).
 - (20) Title companies.
 - (21) Utility substations for gas, electric, telephone, cable and internet services.
- (c) *Conditional uses.*
- (1) Ambulance service.
 - (2) Amphitheater and auditoriums, lecture halls.
 - (3) Art galleries, museums, including sales and service.

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- (4) Athletic fields, gymnasiums, athletic clubs.
 - (5) Bed and breakfast residence.
 - (6) Cemetery on a site of not less than 20 acres.
 - (7) Data processing center.
 - (8) Day care facility.
 - (9) Furniture repair, refinishing, reupholstery.
 - (10) Health and exercise facilities.
 - (11) Landscape nursery for growing plants, trees, shrubs, including sales of nursery stock and garden supplies.
 - (12) Lawn care service establishment on a site of not less than one acre.
 - (13) Liquor by the drink.
 - (14) Outdoor storage or display in connection with, and accessory to, a permitted use on the site. Material, product, inventory, goods or equipment not displayed for sale or lease on the site may be permitted in the side or rear yard provided items are screened or enclosed by a masonry wall, sight-proof fence or equivalent landscape hedge not less than six feet in height. Outdoor display of merchandise and goods for lease or sale at retail may be approved without screening subject to any conditions of the conditional use permit.
 - (15) Patio and garden house, retail greenhouse.
 - (16) Pet adoption center, animal hospital, veterinarian clinic or animal beauty parlor, provided that all workrooms, pens and kennels be maintained in a completely enclosed, soundproof building. Conditions shall be imposed to protect adjoining land uses for potential noise and odor.
 - (17) Public parking lots and garages, but excluding self-storage lots for motor vehicles, recreational vehicles, boats and trailers.
 - (18) Restaurant and delicatessens without drive-through facility.
 - (19) Schools of higher education.
 - (20) Single-family dwellings.
 - (21) Theater, indoor; live performance or motion picture.
- (d) *Regulations and performance standards.*
- (1) *Minimum lot area.* 8,300 square feet.
 - (2) *Minimum lot width.* 60 feet at the building line.
 - (3) *Minimum yard requirements.*
 - a. *Front yard.* Not less than 30 feet.
 - b. *Side yard.* Not less than 12 feet.
 - c. *Rear yard.* Not less than 30 feet.
 - (4) *Height requirement.* Except as otherwise provided in section 405.360, the following shall apply: No building or structure shall exceed a height of 35 feet or 2½ stories, whichever is less.
 - (5) *Maximum lot coverage.* The maximum lot coverage by structures shall not exceed 35 percent.

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- (6) *Off-street parking and loading.* As required by article V of this chapter.
- (7) *Performance standards.*
- a. Flea markets and auctions, both those inside or outside of a building, are prohibited.
 - b. No separate business tenant or occupancy within an establishment shall occupy more than five thousand (5,000) square feet of floor space.
 - c. Other standards as required in article IV of this chapter.
 - d. Outdoor storage or display of merchandise, materials or equipment is prohibited, unless approved by a conditional use permit.
 - e. Wholesale sales are prohibited.
 - f. All fencing in the "C-1" Neighborhood Commercial District shall be ornamental.
 - g. Stormwater shall be detained underground, in retention basins or utilize adjacent project detention facilities as applicable per ordinance, subject to site plan approval.
 - h. Reserved.
- (8) *Public utilities.* Any area zoned "C-1" Neighborhood Commercial District shall be served by approved public water and sewer facilities. All electric, telephone or other utilities extended within the "C-1" district shall be constructed underground. (See section 410.340 for underground wiring regulations.)
- (9) *Design standards.* All buildings erected and constructed in this district after the effective date of the ordinance from which this section is derived shall have the exterior facade constructed to the following minimum design standards:
- a. *Suggested building materials.* Commercial buildings shall have exterior wall material of brick, stone, decorative concrete masonry unit, and glass. Accent materials consisting of, EIFS/Dryvit, vinyl, architectural metal panel or wood siding at an elevation of at least eight feet above the adjacent grade are permissive subject to site plan approval, but shall not exceed twenty (20) percent of any wall elevation. No new commercial building shall have an exterior material consisting of exposed fastener metal or concrete cinder block.
 - b. *Building colors.* Building colors shall be earth tones or similar colors which include, but are not limited to, beige, brown, gray, blue, green, white or red. Roof and trim colors shall be earth tone and complement the main color of the building.
 - c. *Mechanical equipment.* All equipment and heating and air conditioning equipment, whether roof- or ground-mounted, on commercial buildings shall be screened from view to the height of the equipment with a similar material used for the building, vinyl or wood fencing.
 - d. *Front facade.* The front facade facing any street where signage is permissive of every commercial building in the "C-1" Neighborhood Commercial District, excluding window glass and doors, shall be comprised of brick, stone or architecturally enhanced masonry material for one hundred (100) percent of the facades facing a public street. All buildings shall present a well-maintained frontage, harmonious in design to the surrounding vicinity. Creative use and design of other materials are encouraged to accent brick, stone or enhanced masonry work on the front facades, but shall not exceed 20 percent of the total wall elevation area. EIFS or Stucco material used as an accent material shall not be constructed closer than 8 feet to the adjacent grade of any building.
 - e. *Type and pitch of roofing.* Type and pitch of roofing system shall be compatible with adjacent residential structures as applicable via site plan approval.

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- f. *Compatible architectural features.* Development shall provide compatible architectural features as adjacent residential structures such as, but not limited to, compatible trim and moldings, roof form and type, window construction, porches, structure recesses or projections and similar features via site plan approval.

(10) *Protective screening.*

- a. All exterior solid waste containers and container racks or stands shall have a concrete floor and shall be screened from public view by an enclosure that shall be a minimum of six feet in height. Screening shall be constructed of a similar material used for the building.
- b. Where a "C-1" zoning district directly adjoins a residential zoning district (districts "R-1A" through "R-1E," and "MHD"), or is located across a public street or alley from a residential zoning district, a landscape greenbelt at least 20 feet in width shall be provided and maintained along the appropriate property line by the users of the "C-1" property. The greenbelt shall be planted with trees or shrubs and maintained in a healthy growing condition and be neat and orderly in appearance. In no instance shall the greenbelt include parking lots or impervious surfaces or be used for loading space. Along the inner side of the greenbelt, except where the greenbelt adjoins a public street, there shall be provided either:
1. A continuous visual screen with a minimum height of six feet, such screen consisting of a compact evergreen hedge or foliage screening; or
 2. An ornamental masonry wall, vinyl fence or wood fence at least six feet in height above grade.

(Code 2006, § 405.130; Code 2008, § 405.130; Ord. No. 1076, §§ 1, 2, 7-26-1990; Ord. No. 1080, 7-26-1990; Ord. No. 1614, § 2, 3-23-2000; Ord. No. 1726, § 1—4, 1-24-2001; Ord. No. 1843, §§ 3, 4, 3-27-2002; Ord. No. 2954, § 2, 12-10-2008; Ord. No. 2011-3168, § 7, 8-24-2011; Ord. No. 2011-3173, §§ 1, 2, 8-24-2011; Ord. No. 4147, § 2, 1-13-2021; Ord. No. 4292, §§ 2—6, 7-13-2022)

Sec. 405.230. "C-2" General Commercial District.

- (a) *Purpose.* This district represents those areas of the city in which principal use is general retail, service and repair business activities which serve the entire city and the surrounding area. This district provides standards for development businesses catering to the general public generally along secondary thoroughfares where a general mixture of commercial service activities now exist but not characterized by warehousing, heavy truck traffic, open storage of material or the nuisance factors associated with more intense uses.
- (b) *Permitted uses.*
- (1) Any use permitted in the "C-1" Neighborhood Commercial District.
 - (2) Agricultural service store of non-hazardous goods or feed store.
 - (3) Ambulance service.
 - (4) Auditorium or lecture hall.
 - (5) New and accessory used sale, service, rental or leasing of cars, trucks and recreational vehicles on a site of no less than five acres.
 - (6) Archery ranges, provided that such range is completely within an enclosed building.
 - (7) Automobile parts store for sale of auto parts and accessories.
 - (8) Automobile service and repair station or auto body shop.

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- (9) Automobile wash facility.
 - (10) Bait shops.
 - (11) Banks including drive-through facilities.
 - (12) Carpentry craft shops or woodworking shops.
 - (13) Catering establishments.
 - (14) China, glassware, metal, paint, wallpaper—retail.
 - (15) Convenience store or food shop, including accessory automobile fuel sales.
 - (16) Data processing services/offices.
 - (17) Day care facility.
 - (18) Department, discount or variety store.
 - (19) Drive-through pickup and delivery service.
 - (20) Exterminators.
 - (21) General contracting and building construction services. Construction grading, excavating and similar equipment shall be stored in an enclosed building.
 - (22) Health and exercise facility or athletic club.
 - (23) Hospital or medical clinic.
 - (24) Hotels, motels, or extended stay hotels.
 - (25) Laboratory—research, experimental or testing.
 - (26) Landscaping contracting services or landscape nurseries for growing plants, trees and shrubs.
 - (27) Liquor store.
 - (28) Mortuary.
 - (29) Pet grooming and pet supplies.
 - (30) Pet shops, veterinarian clinic or animal hospital in a completely enclosed building.
 - (31) Postal services.
 - (32) Printing, publishing, photo finishing or engraving service.
 - (33) Radio or television broadcast station or studio.
 - (34) Restaurant.
 - (35) Sales and service for the following: appliances, blueprinting, photocopying, electronics, hardware, publishing, engraving, office and business equipment, tire sales and service.
 - (36) Schools of higher education.
 - (37) Supermarket or grocery.
 - (38) Theater, indoor; live performance or motion picture.
 - (39) Wholesale establishment with warehousing not exceeding 40 percent of the ground floor area.
 - (40) Medical marijuana testing facilities.

(c) *Conditional uses.*

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- (1) Amphitheater or drive-in theater.
 - (2) Amusement game complex or arcade.
 - (3) Amusement park.
 - (4) Athletic field or gymnasiums.
 - (5) Automated teller machine (ATM) as a primary use.
 - (6) Banquet center, including accessory facilities.
 - (7) Bed and breakfast inn.
 - (8) Blacksmith or welding services.
 - (9) Bus station.
 - (10) Cemetery on a site not less than 20 acres.
 - (11) Commercial recreation uses such as bowling alley, billiard parlor, dance hall, skating rink or uses of similar character.
 - (12) Crematorium, as an accessory use to a mortuary (see section 405.1020).
 - (13) Furniture repair, refinishing, reupholstery.
 - (14) Garden supplies and displays including outdoor storage.
 - (15) Greenhouses/nursery, including accessory storage.
 - (16) Indoor or outdoor gaming, recreational uses or live performances.
 - (17) Kennel boarding or breeding.
 - (18) Lawn care service establishment.
 - (19) Liquor by the drink.
 - (20) Lumber and building materials store but not lumberyards.
 - (21) Miniature golf course, golf course, or driving range.
 - (22) Monument sales with outdoor storage or displays.
 - (23) Outdoor storage or display in connection with, and accessory to, a permitted use on the site. Material, product, inventory, goods or equipment not displayed for sale or lease on the site may be permitted in the side or rear yard provided items are screened or enclosed by a masonry wall, sight-proof fence or equivalent landscape hedge not less than six feet in height. Outdoor display of merchandise and goods for lease or sale at retail may be approved without screening subject to any conditions of the conditional use permit.
 - (24) Public parking lots and garages.
 - (25) Railroad switching yards.
 - (26) Residences.
 - (27) Restaurant, including drive-through facility.
 - (28) School for industrial training, trade or business school.
 - (29) Used car, truck, recreational vehicle sales, service, leasing or rental.
 - (30) Medical marijuana dispensary facilities.

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- (d) *Regulations and performance standards.*
- (1) *Minimum lot area.* 8,300 square feet.
 - (2) *Minimum lot width.* 60 feet at the building line.
 - (3) *Minimum yard requirements.*
 - a. *Front yard.* Not less than 30 feet.
 - b. *Side yard.* Not less than ten feet.
 - c. *Rear yard* Not less than 15 feet, except that where a rear yard adjoins property zoned any residential district, a rear yard of 25 feet shall be provided.
 - (4) *Height requirement.* Except as otherwise provided in section 405.360, the following shall apply: No building or structure shall exceed a height of three stories or 50 feet, whichever is less.
 - (5) *Maximum lot coverage.* As dictated by other area and performance requirements such as yard setbacks, landscaping and parking.
 - (6) *Off-street parking and loading.* As required by article V of this chapter.
 - (7) *Performance standards.*
 - a. Bulk storage of any flammable liquid is underground.
 - b. Other standards as required in article IV of this chapter.
 - c. Outdoor storage or display of merchandise, materials or equipment is prohibited, unless approved by a conditional use permit.
 - d. Vehicle uses in conjunction with the operation of the business shall be parked to the side or rear of the business if such parking is available. If such parking is not available, vehicles shall not be parked to obstruct visibility of the business.
 - (8) *Public utilities.* Any area zoned "C-2" General Commercial District shall be served by approved public water and sanitary sewer facilities. All electric, telephone or other utilities extended within the "C-2" district shall be constructed underground. (See section 410.340 for underground wiring regulations.)
 - (9) *Design standards.* All buildings erected and constructed in this district after the effective date of the ordinance from which this section is derived shall have the exterior facade constructed to the following minimum design standards:
 - a. *Suggested building materials.* Commercial buildings shall have exterior wall material of brick, stone, decorative concrete masonry unit, concrete with textured finish, vinyl, wood, or cement fiber (Hardie Board) siding, or architectural metal panel and glass. EIFS/Dryvit, stucco or other accent material that does not exceed twenty (20) percent of any wall elevation and is to be constructed at an elevation of at least eight feet above the adjacent grade may be allowed subject to site plan approval. No new commercial building shall have an exterior material consisting of exposed fastener metal or concrete cinder block.
 - b. *Building colors.* Building colors shall be earth tones or similar colors which include, but are not limited to, beige, brown, gray, blue, green, white or red. Roof and trim colors shall be earth tone and complement the main color of the building.
 - c. *Mechanical equipment.* All equipment and heating and air conditioning equipment, whether roof- or ground-mounted, on commercial buildings shall be screened from view to the height of the equipment with a similar material used for the building, vinyl or wood fencing.

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- d. *Front facade.* The front facade facing any street where signage is permissive of every commercial building in the "C-2" General Commercial District, excluding window glass and doors, shall be comprised of brick, stone or masonry material for one hundred (100) percent of the facades facing a street. All buildings shall present a well-maintained frontage, harmonious in design to the surrounding vicinity. Creative use and design of other materials are encouraged to accent brick, stone or enhanced masonry work on the front facades, but shall not exceed 20 percent of the total wall elevation area, subject to site plan approval.
 - e. *Retaining walls.* All retaining walls shall be architecturally compatible with the principal structure and be constructed of an architectural masonry or steel material. Wood ties and cinder block materials are prohibited.

(10) *Protective screening.*

- a. All exterior solid waste containers and container racks or stands shall have a concrete floor and shall be screened from public view by an enclosure that shall be a minimum of six feet in height. Screening shall be constructed of a similar material used for the building.
- b. Where a "C-2" zoning district directly adjoins a residential zoning district (districts "R-1A" through "R-1E," and "MHD"), or is located across a public street or alley from a residential zoning district, a landscape greenbelt at least 20 feet in width shall be provided and maintained along the appropriate property line by the users of the "C-2" property. The greenbelt shall be planted with trees or shrubs and maintained in a healthy growing condition and be neat and orderly in appearance. In no instance shall the greenbelt include parking lots or impervious surfaces or be used for loading space. Along the inner side of the greenbelt, except where the greenbelt adjoins a public street, there shall be provided either:
 - 1. A continuous visual screen with a minimum height of six feet, such screen consisting of a compact evergreen hedge or foliage screening; or
 - 2. An ornamental masonry wall, vinyl fence or wood fence at least six feet in height above grade.

(Code 2006, § 405.135; Code 2008, § 405.135; Ord. No. 1076, §§ 1, 2, 7-26-1990; Ord. No. 1080, 7-26-1990; Ord. No. 1614, § 2, 3-23-2000; Ord. No. 1726, § 1—4, 1-24-2001; Ord. No. 1918, § 3, 12-11-2002; Ord. No. 1954, §§ 2, 3, 3-26-2003; Ord. No. 2809, § 2, 11-28-2007; Ord. No. 2954, §§ 3, 4, 12-10-2008; Ord. No. 2011-3166, § 2, 8-24-2011; Ord. No. 2011-3168, §§ 1, 2, 4—7, 8-24-2011; Ord. No. 2011-3173, §§ 1, 2, 8-24-2011; Ord. No. 3962, § 4, 5-22-2019; Ord. No. 4292, §§ 7, 8, 7-13-2023)

Sec. 405.240. "C-3" Highway Commercial District.

- (a) *Purpose.* This district represents those areas of the city in which principal use is all types of commercial activity including retailing, wholesaling, personal and business services and entertainment along and in close proximity to major transportation arteries which generate high volumes of average daily traffic. This district provides standards to facilitate development of those forms of business activities which serve persons traveling along major public streets and highways.
- (b) *Permitted uses.*
 - (1) Any use listed as a permitted use in the "C-2" General Commercial District.
 - (2) Agricultural or farm equipment sales storage or repair.
 - (3) Amphitheater or drive-in theater.
 - (4) Amusement park.

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- (5) Auditorium, arena or fieldhouse, convention center, museum, or planetarium.
 - (6) Baking facility, bottling works or food packaging.
 - (7) Boat and boat trailer leasing, sales, or service establishment, including accessory storage associated with such leasing, sales or service establishment provided such storage is within a completely enclosed building, and provided all units are in a usable condition.
 - (8) Commercial recreational use such as bowling alleys, billiard parlors, dance hall, skating rink, or a use of similar character.
 - (9) Furniture sales, refinishing, repair, or re-upholstery.
 - (10) Garden supply and display store.
 - (11) Lawn care service establishment.
 - (12) Lumberyard and building material/supply store.
 - (13) Mortuary/funeral home.
 - (14) Printing, publishing, painting or engraving services and shops.
 - (15) Professional offices.
 - (16) Recreational vehicles, travel trailers (not including mobile homes), or camper sales, leasing or service establishment, and accessory storage associated with such leasing, sales or service provided such storage is within a completely enclosed building, and provided all units are in a usable condition.
 - (17) Establishment for rental, sales or service of yard and garden equipment, trailers (not mobile homes) and other such items, and accessory storage associated with such rental, sales or service provided such storage is within a completely enclosed building.
 - (18) School for industrial training, trade or business training.
 - (19) Medical marijuana testing facilities.
 - (20) Climate-controlled indoor self-storage establishment, excluding any form of outdoor self-storage for motor vehicles, recreational vehicles, boats or trailers, material goods or property. Self-storage units shall be accessed solely from the interior of the building. No storage unit doors shall open to the exterior of the building.

(c) *Conditional uses.*

- (1) Automated teller machine (ATM) as a primary use exterior to a multi-tenant commercial shopping center having greater than 100,000 square feet of lease space.
- (2) Banquet center, including accessory facilities.
- (3) Blacksmith or welding service or shops.
- (4) Leasing or sales of bottled gas.
- (5) Construction equipment sales, leasing, rental or repair establishment, and accessory storage associated with such rental, sales or service provided such storage is within a completely enclosed building.
- (6) Crematorium, as an accessory use to a mortuary (see section 405.1020).
- (7) Fertilizer storage in bags or bulk storage of liquid or dry fertilizer.
- (8) Golf course, miniature golf course or driving range.
- (9) Greenhouses/nursery, including accessory storage.

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- (10) Indoor or outdoor gaming, recreational uses or live performances.
 - (11) Kennel for commercial boarding or breeding.
 - (12) Liquor by the drink.
 - (13) Outdoor storage or display in connection with, and accessory to, a permitted use on the site. Material, product, inventory, goods or equipment not displayed for sale or lease on the site may be permitted in the side or rear yard provided items are screened or enclosed by a masonry wall, sightproof fence or equivalent landscape hedge not less than six feet in height. Outdoor display of merchandise and goods for lease or sale at retail may be approved without screening subject to any conditions of the conditional use permit.
 - (14) Public parking lots or garages, but excluding self-storage lots for motor vehicles, recreational vehicles, boats or trailers.
 - (15) Restaurant, including drive-through facility.
 - (16) Sale or storage of stone products, monuments, sand or gravel. No crushing or grinding allowed.
 - (17) Sales and installation services.
 - (18) Social service activities for such uses as food pantries, drug rehabilitation programs, parole office.
 - (19) Stadiums or zoo.
 - (20) Taxicab garaging, dispatch and maintenance.
 - (21) Truck or bus terminal.
 - (22) Used car, truck, recreational vehicle sales, service, leasing or rental.
 - (23) Utility maintenance yard.
 - (24) Medical marijuana dispensary facilities.
 - (25) Commercial truck service station, commercial truck service establishment, commercial truck repair facility or truck stop on a site not less than five acres in size and located at least five hundred (500) feet away from any established residential platted neighborhood. The five hundred (500) feet distance shall be measured from property line to property line.
- (d) *Regulations and performance standards.*
- (1) *Minimum lot area.* 10,000 square feet.
 - (2) *Minimum lot width.* 60 feet at the building line.
 - (3) *Minimum yard requirements.*
 - a. *Front yard.* Not less than 30 feet.
 - b. *Side yard.* Not less than ten feet.
 - c. *Rear yard.* Not less than 30 feet.
 - (4) *Height requirement.* Except as otherwise provided in section 405.360, the following shall apply: No building or structure shall exceed a height of 50 feet or three stories, whichever is less.
 - (5) *Maximum lot coverage.* As dictated by other area and performance requirements such as yard setbacks, landscaping and parking.
 - (6) *Off-street parking and loading.* As required by article V of this chapter.
 - (7) *Performance standards.*

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- a. Outdoor storage or display of merchandise, materials or equipment is prohibited unless approved by a conditional use permit, except that display of retail sales merchandise at convenience stores including establishments with accessory fuel sales for motor vehicles shall be permitted upon the elevated sidewalk adjacent to the establishment, provided such sales are limited to one building elevation, shall not exceed 40 percent of the linear distance of such building elevation, and must be displayed no closer than 20 feet from the primary access doorways to such building. All outdoor storage or display of general merchandise shall not to exceed a height of four feet. Outdoor storage or display of liquid petroleum gas shall not to exceed a height of six feet and be protected by bollards that are approved in writing by city fire protection district. Where there is outdoor storage or display of merchandise, an unobstructed sidewalk space of at least five feet in width for pedestrian access must be maintained, and outdoor accessory signage shall be limited to signs that are no larger than two square feet for sales items.
 - b. Vehicle uses in conjunction with the operation of the business shall be parked to the side or rear of the business if such parking is available. If such parking is not available, vehicles shall not be parked to obstruct visibility of the business.
 - c. Other performance standards. See article IV of this chapter.
- (8) *Public utilities.* Any area zoned "C-3" Highway Commercial District shall be served by approved public water and sanitary sewer facilities. All electric, telephone or other utilities extended within the "C-3" district shall be constructed underground. (See section 410.340 for underground wiring regulations.)
- (9) *Design standards.* All buildings erected and constructed in this district after the effective date of the ordinance from which this section is derived shall have the exterior facade constructed to the following minimum design standards:
- a. *Suggested building materials.* Commercial buildings shall have exterior wall material of brick, stone, decorative concrete masonry unit, concrete with textured finish, vinyl, wood, or cement fiber (Hardie Board) siding, or architectural metal panel and glass. EIFS/Dryvit, stucco or other accent material not to exceed twenty (20) percent of any wall elevation and is to be constructed at an elevation of at least eight feet above the adjacent grade may be allowed subject to site plan approval. No new commercial building shall have an exterior material consisting of exposed fastener metal or concrete cinder block.
 - b. *Building colors.* Building colors shall be earth tones or similar colors which include, but are not limited to, beige, brown, gray, blue, green, white or red. Roof and trim colors shall be earth tone and complement the main color of the building.
 - c. *Mechanical equipment.* All equipment and heating and air conditioning equipment, whether roof- or ground-mounted, on commercial buildings shall be screened from view to the height of the equipment, with a similar material used for the building, vinyl or wood fencing.
 - d. *Front facade.* The front facade facing any street where signage is permissive of every commercial building in the "C-3" Highway Commercial District, excluding window glass and doors, shall be comprised of brick, stone or masonry material for one hundred (100) percent of the facades facing a street. All buildings shall present a well-maintained frontage, harmonious in design to the surrounding vicinity. Creative use and design of other materials are encouraged to accent brick, stone or enhanced masonry work on the front facades, but shall not exceed twenty (20) percent of the total wall elevation area subject to site plan approval.
 - e. *Retaining walls.* All retaining walls shall be architecturally compatible with the principal structure and be constructed of an architectural masonry or steel material. Wood ties and cinder block materials are prohibited.

(10) *Protective screening.*

- a. All exterior solid waste containers and container racks or stands shall have a concrete floor and shall be screened from public view by an enclosure that shall be a minimum of six feet in height. Screening shall be constructed of a similar material used for the building.
- b. Where a "C-3" zoning district directly adjoins a residential zoning district (districts "R-1A" through "R-1E," and "MHD"), or is located across a public street or alley from a residential zoning district, a landscape greenbelt at least 20 feet in width shall be provided and maintained along the appropriate property line by the users of the "C-3" property. The greenbelt shall be planted with trees or shrubs and maintained in a healthy growing condition and be neat and orderly in appearance. In no instance shall the greenbelt include parking lots or impervious surfaces or be used for loading space. Along the inner side of the greenbelt, except where the greenbelt adjoins a public street, there shall be provided either:
 1. A continuous visual screen with a minimum height of six feet, such screen consisting of a compact evergreen hedge or foliage screening; or
 2. An ornamental masonry wall, vinyl fence or wood fence at least six feet in height above grade.

(Code 2006, § 405.140; Code 2008, § 405.140; Ord. No. 1076, §§ 1, 2, 7-26-1990; Ord. No. 1080, 7-26-1990; Ord. No. 1614, § 2, 3-23-2000; Ord. No. 1702, § 1, 10-25-2000; Ord. No. 1726, § 1—4, 1-24-2001; Ord. No. 1864, § 2, 5-22-2002; Ord. No. 1918, § 4, 12-11-2002; Ord. No. 1954, § 4, 3-26-2003; Ord. No. 2587, § 2, 8-23-2006; Ord. No. 2674, § 3, 1-24-2007; Ord. No. 2809, §§ 3, 4, 11-28-2007; Ord. No. 2954, §§ 5, 6, 12-10-2008; Ord. No. 2011-3166, § 2, 8-24-2011; Ord. No. 2011-3168, §§ 3—7, 8-24-2011; Ord. No. 3202, § 2, 1-25-2012; Ord. No. 2012-3209, § 3, 3-28-2012; Ord. No. 3660, § 16, 11-30-2016; Ord. No. 3962, § 5, 5-22-2019; Ord. No. 4292, §§ 9—13, 7-13-2022)