

22.111 - C4—Central business district.

- (a) The C4 central business district shall be limited to the "downtown" core area of the City. It is intended to accommodate all those retail, service and specialty shops and necessary civic services that are characteristic of the traditional central area.

Uses allowed in the C4 district are subject to the following conditions:

- (1) Dwelling units and rooming units, other than those located in a hotel or motel or watchman's quarters located on the premises where employed, are not permitted below the second floor.
- (2) All business, servicing, or processing, except off-street parking, loading or such drive-in facilities as are specifically authorized herein, shall be conducted within completely enclosed buildings.
- (3) Establishments of the "drive-through" or "drive-in" type, offering products or services to customers who remain in motor vehicles, are allowed only by conditional use permit.
- (4) The unenclosed parking of trucks as an accessory use, when use in the conduct of a permitted business listed hereafter in this section shall be limited to vehicles of not over one and one-half tons capacity when located within seventy-five (75) feet of a residence district boundary line. Any parking of trucks on land adjacent to residential property shall be screened therefrom by a wall or fence not less than five feet nor more than eight feet in height.

- (b) Permitted Uses. The following uses are permitted in the C4 district:

(Numbers within parentheses () indicate parking class of each permitted or conditional use. For specific parking requirements, see subsection 22.242(b).)

- (1) Adult day center.
- (2) Air conditioning, refrigeration and heating shops.
- (3) Antique shops.
- (4) Art and school supply stores.
- (5) Art galleries (not including auction rooms).
- (6) Art, sculptor and composer studios.
- (7) Automobile accessory stores.
- (8) Bakeries, retail.
- (9) Banks and financial institutions.
- (10) Barber shops.
- (11) Beauty shops.
- (12) Bicycle sales, rental and repair shops.
- (13) Blueprinting, photostating and copying services.
- (14) Book and stationery stores.
- (15) Brewpubs.
- (16) Business machine sales and service.
- (17) Camera and photographic supply stores.
- (18) Candy and ice cream stores.
- (19) Catering establishments.
- (20) China and glassware stores.
- (21) Clothing and costume rental stores.

- (22) Coin and philatelic stores.
- (23) Confectionery stores.
- (24) Currency exchange.
- (25) Custom dress making.
- (26) Diaper services.
- (27) Drug stores/pharmacies.
- (28) Dry cleaning and/or laundry facilities.
- (29) Dry good stores.
- (30) Dwelling units, above ground floor.
- (31) Employment agencies.
- (32) Florist shops.
- (33) Food-grocery stores, meat-fish markets, dairy prod-beverage stores, delis.
- (34) Funeral home.
- (35) Gift and card curio, and stationery shops.
- (36) Glass shop.
- (37) Hardware stores.
- (38) Hearing aid stores.
- (39) Heating and plumbing/sales and service.
- (40) Hobby and craft clubs.
- (41) Hobby and craft stores.
- (42) Home furnishing stores.
- (43) Household appliance/electrical appliance stores.
- (44) Interior decorating shops.
- (45) Jewelry stores, including watch repair.
- (46) Launderettes, automatic, self- service only or hand laundries.
- (47) Leather goods/luggage stores.
- (48) Locksmith shops.
- (49) Machine sales office.
- (50) Mail order/catalog store.
- (51) Medical and dental clinics and related laboratory facilities.
- (52) Millinery shops.
- (53) Motor vehicle sales (except trucks)—display only, excluding service and repair.
- (54) Municipal parking garages or structures.
- (55) Municipal parking lots for the storage of private passenger automobiles.
- (56) Musical instrument sales and service.
- (57) Newspaper distribution agencies for home delivery and retail trade.
- (58) Office—Business and professional.

- (59) Office supply and office equipment stores.
- (60) Optical products, sales and service.
- (61) Orthopedic and medical appliance stores.
- (62) Package liquor and party supply stores.
- (63) Painting and decorating stores.
- (64) Party supply stores.
- (65) Pet shops.
- (66) Phonograph record and cassette stores, including sale of compact discs, sheet music.
- (67) Photography including development of film when conducted as part of the retail business.
- (68) Physical fitness facilities.
- (69) Physical therapy, speech therapy and related facilities.
- (70) Picture framing store and art gallery.
- (71) Plumbing showrooms and shops.
- (72) Post office and express mail agencies.
- (73) Printing shops.
- (74) Radio and television sales and repair.
- (75) Real estate office.
- (76) Recording and sound studios.
- (77) Repair, rental and servicing of any article the sale of which is permitted in this district.
- (78) Restaurants, excluding entertainment and dancing.
- (79) Restaurants—Carry out with no food consumed on premises.
- (80) Restricted production and repair, limited to the following: art needlework, clothing—custom manufacturing and alterations, for retail only; jewelry from precious metals; watches, dentures, and optical lenses.
- (81) Schools—Music, dance, martial arts and other cultural events.
- (82) Seasonal or temporary uses, consistent with the character of the district and in conformance with all pertinent requirements of this Code.
- (83) Secondhand stores and rummage shops.
- (84) Sewing machine sales and service.
- (85) Shoe stores.
- (86) Shoe, clothing and hat repair stores.
- (87) Small animal grooming establishment.
- (88) Sporting goods stores.
- (89) Tailor shops.
- (90) Taxidermists.
- (91) Telegraph office.
- (92) Telephone answering service.
- (93) Telephone exchange and equipment building.

- (94) Theaters (indoor).
- (95) Ticket agencies/amusements and sports.
- (96) Tobacco shops.
- (97) Toy shops.
- (98) Travel bureaus and transportation ticket offices.
- (99) Variety stores.
- (100) Veterinarians and animal hospitals (excluding outdoor kennels).
- (101) Video cassette sales and rental.
- (102) Wearing apparel shops.
- (103) Accessory uses, incidental to and on the same zoning lot as the principal use.

In addition, the following uses are permitted in the C4 district:

- (1) Repair, rental and servicing of any article the sale of which is permitted in this district.
 - (2) Restricted production and repair, limited to the following: art needlework, clothing—custom manufacturing and alterations, for retail only; jewelry from precious metals; watches, dentures, and optical lenses.
 - (3) Seasonal or temporary uses, consistent with the character of the district and in conformance with all pertinent requirements of the municipal code.
 - (4) Theatres (indoor).
 - (5) Accessory uses, incidental to and on the same zoning lot as a principal use.
- (c) Conditional Uses. The following conditional uses are allowed in the C4 district, subject to the provisions of Section 22.26:
- (1) Ambulance service (30).
 - (2) Amusement establishments: bowling alleys, pool halls, dance halls, swimming pools, skating rinks (28).
 - (3) Automobile service stations (excluding junk yards).
 - (4) Bus stations (08).
 - (5) Congregate housing for the elderly/senior home-sharing facility, with a maximum of eight occupants per facility, above the ground floor only (05).
 - (6) Convention and exhibition halls (11).
 - (7) Day care centers and pre-schools.
 - (8) Drive-in establishments.
 - (9) Funeral homes (10).
 - (10) Hotels and motels (30).
 - (11) Laboratories, research and testing (08).
 - (12) Machinery sales, large equipment (13).
 - (13) Microbreweries, microdistilleries,
microwineries.
 - (14) Motorcycle and motor scooter sales, including service and repair.
 - (15) Parking garages or structures, other than accessory.

- (16) Parking lots, open and other than accessory, for the storage of private passenger automobiles.
- (17) Parks.
- (18) Planned developments.
- (19) Public libraries, museums and art galleries.
- (20) Public utility and service use.
- (21) Restaurants, including entertainment and dancing.
- (22) Senior citizen housing with a maximum density of seventy-five (75) dwelling units per acre (30).
- (23) Transportation depots (30).

(d) Yard Requirements.

- (1) Front and Corner Side Yards. None, unless structure height exceeds forty-five (45) feet, in which case minimum [setback] shall be twenty-five (25) feet.
- (2) Interior Side Yard. None, unless structure height exceeds forty-five (45) feet, in which case the minimum side yard shall be fifteen (15) feet, plus one additional foot for each two feet of structure height above forty-five (45) feet.

Any building having a height in excess of three stories shall have a yard, adjacent to an alley or on the side farthest from any contiguous residential district, of dimensions adequate to accommodate all required loading space and maneuvering space therefore; provided, further that in lieu thereof such loading and maneuvering space may be accommodated by a structural recess opening onto a driveway or alley and of adequate horizontal dimension and at least fourteen (14) feet in height for vehicular clearance. No loading area shall be permitted contiguous to a residential district. Where there is no alley serving such loading space, a driveway leading to a street or alley shall be provided: such driveway shall be at least twenty (20) feet wide, have at least fourteen (14) feet vertical clearance, and shall be so located and arranged and have any necessary turning radius to accommodate the maneuvering of vehicles utilizing the driveway, as determined by the Zoning Administrator in accordance with recognized engineering standards.

Along any side or rear of a building where pedestrian access is reasonably necessary by reason of the location of building entrances, or parking area serving the building, or of other uses frequently visited by customers, patrons or occupants of the building, a walkway at least seven feet wide and having a vertical clearance of at least eight and one-half feet shall be provided; where such walkway is within five feet of a driveway or alley, it shall be physically separated therefrom by a barrier at least four feet in height and designed to separate safely vehicular and pedestrian traffic.

- (3) Rear Yard. None, unless structure height exceeds forty-five (45) feet, in which case a rear yard of not less than fifteen (15) feet shall be provided.

- (e) Floor Area Ratio/Building Height. In the C4 district, floor area ratio shall not exceed 4.0; however, maximum building height may exceed four stories or forty-five (45) feet by conditional use permit only; and in no event shall building height be greater than eight stories or ninety (90) feet.

Where any structure in this district exceeds forty-five (45) feet in height, no part of such building shall be closer to any property located within an RE, R1 or R2 district than the height of such building above grade.

- (f) Lot Area Per Dwelling Unit. There shall be provided not less than 1,500 square feet of lot area per dwelling unit; except that senior citizen housing developments shall provide not less than five hundred eighty (580) square feet of lot area per dwelling unit.

(Ord. No. ZO-07-2015, § 2, 8-3-2015)