

# Article 9. Commercial Districts

## 9.1 PURPOSE

### 9.2 PERMITTED AND CONDITIONAL USES

### 9.3 BULK AND SETBACK REGULATIONS

### 9.4 GENERAL STANDARDS OF APPLICABILITY

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## 9.1 PURPOSE

### A. Purpose of C-1 Business Office District

The purpose of the C-1 Business Office District is intended to create a commercial environment of a primarily non-retail nature for the development of office structures and related uses.

### B. Purpose of C-2 Neighborhood Commercial District

The C-2 Neighborhood Commercial District is composed of establishments offering convenience goods and basic services which are incidental to and compatible with the residential character of the abutting neighborhood.

### C. Purpose of C-3 Central Business District

The C-3 Central Business District is designed to reflect central location and ease of access of being the hub of a system of radial thoroughfares. A prime characteristic of this district is the historic core of intense pedestrian activity.

### D. Purpose of C-4 Fringe Central Business District

The purpose of the C-4 Fringe Central Business District is designated for activities related in a peripheral manner to those in the C-3 Central Business District. The customer may come to a particular establishment by automobile or on foot. Good traffic accessibility is essential.

### E. Purpose of C-5 Highway Commercial District

The purpose of the C-5 Highway Commercial District is to provide an area of service facilities to the motoring public adjacent to arterial traffic routes as defined in the Comprehensive Transportation Plan.

### F. Purpose of C-6 Southside Mixed Use District

The purpose of the C-6 Southside Mixed Use District is to facilitate urban scale mixed use redevelopment that complements the unique historic character and assets of the Southside University Neighborhood.

## 9.2 PERMITTED AND CONDITIONAL USES

Table 9-1: Commercial Districts Permitted and Conditional Uses lists permitted and conditional uses for the commercial districts. A "P" indicates that a use is considered permitted within that district. A "C" indicates that a use is considered a conditional use in that district and must obtain a conditional use permit as required in Section 4.3 (Conditional Use Permit). No letter (i.e., a blank space), or the absence of the use from the table, indicates that use is not permitted within that district.

TABLE 9-1: COMMERCIAL DISTRICTS PERMITTED AND CONDITIONAL USES							
USES	DISTRICTS						USE STANDARDS
	C-1	C-2	C-3	C-4	C-5	C-6	
<b>Residential Uses</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>C-4</b>	<b>C-5</b>	<b>C-6</b>	
Assisted Living Facility <sup>1</sup>			P	P	P		
Convalescent Home <sup>1</sup>			P	P	P		
Dormitory <sup>6</sup>			P	P	P		
Dwelling, Above the Ground Floor	P	P	P	P	P		
Independent Living Facility <sup>1</sup>			P	P	P		
Lodging House <sup>1</sup>			P	P	P		See Section 14.3.N
Nursing Home <sup>1</sup>			P	P	P		
Residential Facility: 7 or More Persons			C	C	C	C	See Section 14.3.T
Single-Family, Duplex, and Triplex Residential Uses Constructed Prior to 2000						P	
Mixed use residential and commercial structures						P	See Article 13.5.M.11
<b>Institutional and Public Uses</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>C-4</b>	<b>C-5</b>	<b>C-6</b>	
Club, Non-Profit			P	P	P	P	
Community Center		P	P	P	P	P	
Essential Services & Essential Service Structure	P	P	P	P	P	P	
Homeless Day Center				C	C	C	See Section 14.3.J
Place of Worship	P	P	P	P	P	P	See Section 14.3.S
Public Building	P	P	P	P	P	P	
Public Recreation Facility		P	P	P	P	P	
School	P					P	
Temporary Shelter Facility		P	P	P	P	P	See Section 14.3.V
Utilities	C	C	P	P	P	P	See Section 14.3.X
<b>Commercial Uses</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>C-4</b>	<b>C-5</b>	<b>C-6</b>	
Amusement Center			C	C	C	C	See Section 14.3.B
Bakery: Prep Area Less than 2,400sf		P	P	P	P	P	
Bakery: Prep Area More than 2,400sf				C	C	C	
Commercial Kennel					C		See Section 14.3.F
Convenience Store		P	P	P	P	P	See Section 14.3.U
Car Wash					P		See Section 14.3.D
Dance Establishment			C	C	C	C	
Day Care Facility: 12 or Less Persons	P	P	P	P	P	P	
Day Care Facility: 13 or More Persons	C	C	C	C	C	C	
Drive-In Establishment					P		
Drive-Thru Facility <sup>2</sup>		P			P	P	
Dry Cleaner <sup>3</sup>		P	P	P	P	P	
Escape Room			P	P	P	P	
Financial Institution	P <sup>4</sup>	P <sup>4</sup>	P	P	P	P	
Hotel/Motel			P	P	P	P	See Section 14.3.L
Massage Facility	P	P	P	P	P	P	See Municipal Code Section 447
Medical/Dental Office	P	P	P	P	P	P	
Micro-Brewery			P/C	P/C	P/C	P/C	See Section 14.3.P
Motor Vehicle Dealership				C <sup>7</sup>	C	C <sup>7</sup>	
Motor Vehicle Rental/Leasing Facility					C		
Motor Vehicle Repair, Minor					P		
Office	P	P	P	P	P	P	
Personal Services Establishment	P	P	P	P	P	P	
Retail Goods Establishment		P	P	P	P	P	
Print Shop		P	P	P	P	P	

TABLE 9-1: COMMERCIAL DISTRICTS PERMITTED AND CONDITIONAL USES							
USES	DISTRICTS						USE STANDARDS
	C-1	C-2	C-3	C-4	C-5	C-6	
Restaurant		P <sup>5</sup>	P	P	P	P	
Restaurant with Drive-Thru Facility		P			P		
School for Karate, Dance, Music, Exercise & Vocational Training			P	P	P	P	
Service Station		P	P	P	P	P	
Shopping Centers: 20,000 or Less GFA		P					
Shopping Centers: Less than 50,000 GFA			P	P	P	P	
Shopping Centers: 50,000 – 100,000 GFA			C	C	P	C	
Shopping Centers: 100,000 or More GFA					C		
Sign Sales & Service				P	P	P	
Tavern			P	P	P	P	
Taxidermy				P	P	P	
Theater (Not Outdoor or Drive-In)			P	P	P	P	
Veterinary Office/Animal Hospital (Small Animal)	P	P	P	P	P	P	
<b>Open Space Uses</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>C-4</b>	<b>C-5</b>	<b>C-6</b>	
Cemetery/Memorial Garden	C	C	C	C	C	C	See Section 14.3.E
<b>Transportation Uses</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>C-4</b>	<b>C-5</b>	<b>C-6</b>	
Ambulance Operations Facility			P	P	P	P	
Parking Lot or Garage			P	P	P	P	
<b>Industrial Uses</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>C-4</b>	<b>C-5</b>	<b>C-6</b>	
Warehousing (Indoor Only)				P	P	P	
Wholesale (Indoor Only)				P	P	P	
<b>Wind Energy Conversion Systems (WECS)</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>C-4</b>	<b>C-5</b>	<b>C-6</b>	
Building Mounted	P	P	P	P	P		See Section 14.3.Y
Freestanding					P/C <sup>8</sup>		See Section 14.3.Y
Meteorological Tower					C		See Section 14.3.Y

**FOOTNOTES TABLE 9-1**

- <sup>1</sup> The entire structure must be of residential use only.
- <sup>2</sup> Drive-thru facilities are allowed only as accessory to uses permitted within the district.
- <sup>3</sup> Dry cleaning and processing areas limited to 2,400sf.
- <sup>4</sup> Limited to 6,000sf.
- <sup>5</sup> Sale of wine and beer for consumption on the premises only is allowed. Sale of all other intoxicating beverages is prohibited.
- <sup>6</sup> Drive-thru facilities prohibited.
- <sup>7</sup> Motor vehicle dealerships must have been existing prior to January 1, 2009, to qualify for a Conditional Use Permit and cannot be expanded beyond their boundaries existing at that time.
- <sup>8</sup> WECS with a rated capacity of 1.8kw or less are permitted. Systems between 1.9kw and 20 kw are conditional uses.

**9.3 BULK SETBACK REGULATIONS**

Table 9-2: Commercial Districts Bulk and Setback Regulations establishes bulk and setback regulations for the commercial districts.

TABLE 9-2: COMMERCIAL DISTRICTS BULK AND SETBACK REGULATIONS						
BULK AND SETBACK REGULATIONS	DISTRICT					
	C-1	C-2	C-3	C-4	C-5	C-6
<b>BULK REQUIREMENTS</b>						

<b>TABLE 9-2: COMMERCIAL DISTRICTS BULK AND SETBACK REGULATIONS</b>						
<b>BULK AND SETBACK REGULATIONS</b>	<b>DISTRICT</b>					
	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>C-4</b>	<b>C-5</b>	<b>C-6</b>
Minimum Lot Area	None	None	None	None	None	None
Minimum Floor Area (Dwelling Units)	Efficiency Dwelling Unit: 400sf 1-Bedroom: 540sf 2-Bedroom: 750sf 3+ Bedrooms: 750sf for first 2 bedrooms + 100sf for each additional bedroom	Efficiency Dwelling Unit: 400sf 1-Bedroom: 540sf 2-Bedroom: 750sf 3+ Bedrooms: 750sf for first 2 bedrooms + 100sf for each additional bedroom				See Article 13.5
Minimum Lot Width	None	None	None	None	None	None
Minimum Lot Depth	None	None	None	None	None	None
Maximum Lot Coverage	30%	40%	None	None	45%	See Article 13.5
Maximum FAR	1.0	1.0	7.0	2.0	0.45	See Article 13.5
Maximum Building Height	35 ft	35 ft	n/a	n/a	50 ft	See Article 13.5
Design Standards	Section 13.1	Section 13.1 & 13.3		Section 13.1	Section 13.1	See Article 13.5
<b>MINIMUM SETBACK REQUIREMENTS</b>						
Minimum Front Setback	35 ft	35 ft	None <sup>1</sup>	None <sup>1</sup>	10 ft <sup>1</sup>	See Article 13.5
Minimum Interior Side Setback	20 ft	20 ft	None <sup>1,2</sup>	None <sup>1,2</sup>	None <sup>1,2</sup>	See Article 13.5
Minimum Street Side Setback	30 ft	25 ft	None <sup>1</sup>	None <sup>1</sup>	10 ft <sup>1</sup>	See Article 13.5
Minimum Rear Setback	40 ft	20 ft	None <sup>1</sup>	None <sup>1</sup>	None <sup>3</sup>	See Article 13.5

**FOOTNOTES TABLE 9-2**

<sup>1</sup> When C-3, C-4 or C-5 District boundaries are adjacent to a residential district, the required setback must be the same as required on the residential lot line.

<sup>2</sup> Where an interior side setback is provided, there must be a minimum interior side setback of 5 feet, provided that the structure contains a solid fireproof wall. If the structure contains windows and/or doors on the interior side yard, a setback equal to one-half the height of the structure is required.

<sup>3</sup> Where a rear setback is provided and the rear yard is not adjacent to a public alley, there must be a minimum setback of 10 feet. If the rear yard abuts an alley, no setback is required.

**9.4 GENERAL STANDARDS OF APPLICABILITY**

**A. Accessory Structures and Uses**

See Section 15.5 (Accessory Structures and Uses) for standards governing accessory structures and uses.

**B. Temporary Uses**

See Section 14.4 (Temporary Uses) for standards governing temporary uses.

**C. On-Site Development Standards**

See Article 15 (On-Site Development Standards) for on-site development standards.

**D. Off-Street Parking and Loading**

See Article 16 (Off-Street Parking and Loading) for standards governing off-street parking and loading.

**E. Landscaping and Screening**

See Article 17 (Landscaping, Buffering and Screening) for standards governing landscaping and screening.

**F. Signs**

See Article 18 (Signs) for standards governing signs.

**G. Design Standards**

See Article 13 (Design Standards) for standards governing landscaping, architecture, and site design.