

(19) Taxicab businesses.

(20) Climate controlled storage.
(Ord. No. 001-2001, § 16.4, 2-13-2001; Ord. No. 14-2005, § 1, 11-8-2005; Ord. No. 2008O-05, § 1, 4-8-2008)

Sec. 23-375. Standards for dwellings.

Dwellings within the district shall be loft-style, as defined in this chapter, and must follow the same procedures as specified in the conditional use permits (see section 23-48).
(Ord. No. 001-2001, § 16.4.1, 2-13-2001)

Sec. 23-376. Yard requirements.

The following minimum building setback requirements shall be provided for all buildings and structures as measured from street right-of-way lines:

- (1) Front yard: zero feet;
- (2) Rear yard: zero feet; and
- (3) Side yard: zero feet.

(Ord. No. 001-2001, § 16.5, 2-13-2001)

Sec. 23-377. Building height regulations.

No building or structure shall exceed 50 feet in height.
(Ord. No. 001-2001, § 16.6, 2-13-2001)

Sec. 23-378. Minimum lot size regulations.

The principal lot size shall be no less than the adjacent contiguous lots sizes within the C-1 zoning district.
(Ord. No. 001-2001, § 16.7, 2-13-2001)

Sec. 23-379. Minimum lot width regulations.

The lot width shall be no less than the adjacent contiguous lots square footage within the C-1 zoning district.
(Ord. No. 001-2001, § 16.8, 2-13-2001)

Sec. 23-380. Parking space standards.

Parking space standards shall be as established in article V, division 3 of this chapter.
(Ord. No. 001-2001, § 16.9, 2-13-2001)

Secs. 23-381—23-400. Reserved.

DIVISION 11. C-2 NEIGHBORHOOD COMMERCIAL DISTRICT

Sec. 23-401. Intent.

The purpose of this district is to provide locations for neighborhood shopping facilities in which are found retail commercial uses which have a neighborhood orientation and which supply necessities usually requiring frequent purchasing with a minimum of consumer travel. Such facilities should be located so that their frequency and distribution patterns reflect their neighborhood orientation. In addition, such facilities should not be so large or so broad in scope of services as to attract substantial amounts of trade from outside the neighborhood commercial zone and should not be located in close proximity to other commercial areas.
(Ord. No. 001-2001, § 17.1, 2-13-2001)

Sec. 23-402. Required conditions.

(a) Retail sales, displays of merchandise, and storage must be within an appropriate enclosure (building or structure) as specified in the city's standard building and housing codes. However, the commission may grant an exception to this requirement as a conditional use where it finds that enforcement would create an unreasonable hardship. No single business activity shall occupy more than 40,000 square feet of building area.

(b) Specified conditional uses will be permitted within the C-2 district after review and recommendation by the planning commission and a formal approval by the city council, pursuant to section 23-404. This mixed-use environment will help preserve the historic character of any existing neighborhoods and allow for a greater degree of flexibility in dealing with existing properties.
(Ord. No. 001-2001, § 17.2, 2-13-2001)

Sec. 23-403. Permitted uses.

Structures and land may be used for only the following purposes:

- (1) All uses permitted within the C-1 central business district.

- (2) Pet shops and pet grooming establishments, provided that no pets are left outside.
(Ord. No. 001-2001, § 17.3, 2-13-2001; Ord. No. 8-2005, § 1, 8-11-2005)

Sec. 23-404. Conditional uses.

Structures and land may be used under specific conditions for only the following purposes:

- (1) Public utility structures and buildings, including electric and natural gas substations, telephone exchanges, and similar structures for the storage of supplies, equipment, or service operations, when properly screened.
- (2) Veterinary hospitals treating small animals only, provided that any structure or outside area used for such purposes shall be a minimum of 100 feet from any residential district.
- (3) Minor shopping centers. The following guidelines govern construction of shopping centers:
 - a. Shopping centers shall not exceed 60,000 square feet in gross floor area.
 - b. Leading tenants shall not exceed 40,000 feet in gross floor area.
 - c. These strip shopping centers shall be limited to 250 feet in length, and may not exceed this length in the C-2 zoning district.
 - d. Shopping centers shall be located along arterial, collector or secondary streets.
 - e. Required green space and open space buffers, as required by this chapter.
- (4) Group personal care homes and supportive living homes.
- (5) Motels, hotels and bed and breakfast facilities, provided that the number of rooms available for occupancy does not exceed 50.
- (6) Fast food restaurants.
- (7) Taxicab businesses.

- (8) Kindergarten[s], daycare center[s], nursery[ies] or playschool[s].
(Ord. No. 001-2001, § 17.4, 2-13-2001; Ord. No. 8-2005, § 1, 8-11-2005; Ord. No. 14-2005, § 1, 11-8-2005; Ord. No. 2007O-11, § 1, 11-13-2007)

Sec. 23-405. Yard requirements.

The following minimum building setback requirements shall be provided for all buildings and structures, as measured from street right-of-way lines:

- (1) Front yard: 40 feet on major streets, and 40 feet on minor streets.
 - (2) Rear yard: None required, except 15 feet if not abutting an alley, and 20 feet if abutting a residential district.
 - (3) Side yard: None required, except 15 feet if any side yard is provided, and 20 feet if abutting a residential district.
- (Ord. No. 001-2001, § 17.5, 2-13-2001)

Sec. 23-406. Building height regulations.

No building or structure shall exceed 50 feet in height.
(Ord. No. 001-2001, § 17.6, 2-13-2001)

Sec. 23-407. Parking space standards.

Parking space standards shall be as established in article V, division 3 of this chapter.
(Ord. No. 001-2001, § 17.7, 2-13-2001)

Secs. 23-408—23-430. Reserved.

DIVISION 12. C-3 GENERAL COMMERCIAL DISTRICT

Sec. 23-431. Intent.

The C-3 general commercial district is intended to promote general commercial activities in appropriate and concentrated locations along major streets and the existing city center.
(Ord. No. 001-2001, § 18.1, 2-13-2001)