

**CHAPTER 905            COMMERCIAL DISTRICTS**

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**905.010    Principal and Accessory Uses in the Commercial Districts**

A.    Summary Tables of Principal and Accessory Uses

All Principal Uses allowed in the commercial districts are summarized in Table 905-1 and listed in the Chapters for the individual zoning districts. All Accessory Uses are summarized Table 905-2 and listed in the Chapters for the individual zoning districts.

B.    Permitted Uses

Principal Uses specified with a “P” are permitted by-right in the district or districts where designated, provided that the use complies with all other applicable provisions of this ordinance.

C.    Conditional Uses

Principal Uses specified with a “C” are allowed as a conditional use in the district or districts where designated, provided that the use complies with all other applicable provisions of this ordinance.

D.    Accessory Uses

Accessory buildings and structures shall comply with the provisions of Chapter 915, General Development Requirements, Accessory Buildings and Structures.

E.    Prohibited Uses

Any use not listed as either “P” (permitted) or “C” (conditional) in a particular district or any use not determined by the Community Development Director to be substantially similar to a use listed as permitted or conditional shall be prohibited in that district. Such determination shall be made in the manner provided for in Section 902.060, which addresses the determination of substantially similar uses.

F.    Dimensional Requirements in the Commercial Districts

Dimensional requirements for the commercial districts are presented under Sections 905.010 and 905.020, the C-1 District and the C-M District

G.    Specific Development Standards

Principal Permitted and Conditional uses indicated under the Specific Development Standards column shall be subject to the standards identified in Chapter 914, Specific Development Standards.

## H. General Development Requirements

Development of land for commercial, industrial, other non-residential uses or multiple-family housing shall conform to the requirements for traffic circulation, landscape design, screening, trash handling, lighting, parking, loading and other considerations as specified in Chapter 915, General Development Requirements. Signs are regulated by Chapter 916 of the City Code.

**Table 905-1: Summary of the Principal Permitted and Conditional Land Uses in the Commercial Districts**

**P: Permitted C: Conditional --: Not allowed**

Land Uses	Zoning Districts		Specific Development Requirements
	General Commercial	Corridor Mixed	
<b>Commercial, Residential or Mixed Uses</b>			
Retail and/or service businesses that deal directly with the final consumer or beneficiary.	P	P	
Adult business as regulated	C	C	Chapter 914
Animal veterinary clinic	P	P	Chapter 914
Auto fuel sales with typical maintenance and repair	P	P	Chapter 914
Bars or tavern	C	C	Chapter 914
Brewery, tap room or distillery	P	P	
Car wash, freestanding	P	--	Chapter 914
Convenience store with fuel sales	P	P	Chapter 914
Cultural facility	P	P	
Day care, commercial child or adult	P	P	Chapter 914
Home occupation	--	P	Chapter 914
Hotel or motel	P	P	
Kennel, commercial	P	P	
Manufacturing, warehousing or distribution	--	--	
Medical clinic	P	P	
Mixed-use building, commercial and residential	--	P	
Multiple-family residential building; attached residential building with more than three dwelling units	--	P	Chapter 914
Nursing home	P	P	
Office, commercial or professional	P	P	
Recreation, entertainment or banquet facility, including bowling alley or movie theatre	P	P	
Restaurant, including those with outdoor seating	P	P	Chapter 914
Restaurant with drive-up window or drive-in service	P	P	

Land Uses	Zoning Districts		Specific Development Requirements
	General Commercial	Corridor Mixed	
School, post-secondary	P	P	
Storage, indoor self-service	--	--	
Temporary or seasonal business	P	P	
Vehicle repair, mechanical, for autos and light trucks	P	--	Chapter 914
Vehicle repair, body, for autos and light trucks	--	--	Chapter 914
Vehicle sales, autos, light trucks, motorcycles, ATVs or boats, including vehicle and equipment sales transaction office with no sale of vehicles on site	P	--	Chapter 914
Vehicle sales, heavy trucks or recreational vehicles	--	--	Chapter 914
<b>Public and Semi-Public Uses</b>			
Essential service	P	P	Chapter 915
Governmental building	P	P	
Public parks; park building	--	--	
Place of Public Worship	P	P	
School, public or private	P	P	

**Table 905-2: Summary Table of Accessory Land Uses in the Commercial Districts**

Land Uses	Zoning Districts		Specific Development Requirements
	General Commercial	Corridor Mixed	
Antennas or tower	C	C	Chapter 914
Car wash	--	--	Chapter 914
Drive-up or –through windows	P	C	Chapter 915
Electric vehicle charging stations	P	P	
Outdoor storage	--	--	
Patio dining areas	P	P	Chapter 914-915
Parking ramp	P	P	
Signs	P	P	Chapter 916
Solar energy system	P	P	
Storage building or garage <400 sf	P	P	Chapter 915
Solar Energy Conversion System	P	P	
Temporary or seasonal business	P	P	Chapter 912
Wind Energy Conversion Systems	--	--	--

**905.020 C-1, General Commercial District****A. Purpose**

The C-1, General Business, District is intended to allow a mixture of retail and/or service businesses that accommodates auto traffic on well-landscaped sites.

**B. Permitted Principal Uses**

1. Refer to Table 905-1.
2. Some Permitted Uses have requirements that are presented in Chapter 915, Specific Development Requirements. Refer also to Chapter 915, General Development Requirements.

**C. Conditional Principal Uses**

1. Refer to Table 905-1.
2. Refer to Chapter 915 for specific conditions that must be met for approval of some Conditional Uses. Refer also to Chapter 915, General Development Requirements.

**D. Accessory Uses**

3. Refer to Table 905-2.
4. Refer to Chapters 914 and 915 for conditions that must be met for approval of certain Accessory Uses.

**E. Dimensional Requirements****Table 5-3: Required Setbacks (feet)**

	<b>Front</b>	<b>Interior Side</b>	<b>Corner Side</b>	<b>Rear</b>	<b>From R District</b>	<b>Any Water Body</b>
Principal Building	20	10	20	20	50	Chapter 915, General Development Requirements
Accessory Structure	40	10	30	5	10	
Parking	10	10	10	5	15	
Driveway	--	10	10	5	15	

**Table 5-4: Maximum Structure Height**

Principal Building <sup>1</sup>	36
Accessory Building <sup>2</sup>	16

1 Or three stories, whichever is less.

2 See also Chapter 915, General Development Requirements, Accessory Buildings and Structures

**F. Specific Development Requirements**

1. Some Conditional Uses and some Permitted Uses have specific requirements that are presented in Chapter 915, Specific Development Requirements.
2. Refer to Table 905-1 for the uses that have specific requirements.

G. General Development Requirements

Development requirements that apply to all uses are presented in Chapter 915, General Development Requirements. All buildings are subject to the Exterior Building Requirements section of the General Development Requirements.

**905.030 C-2, Corridor Mixed District****A. Purpose**

The C-2, Corridor Mixed, District is intended to allow a combination of retail and/or service businesses, buildings that contain both businesses and housing, and multiple-unit residential buildings in an intensively developed and well-landscaped setting along Rice Street or Little Canada Road west of I-35E. Not allowed are land uses that require an extraordinary amount of auto parking and/or auto queuing while minimizing building square footage, those with objectionable emissions, or those with outdoor storage of goods or materials.

**B. Permitted Principal Uses**

1. Refer to Table 905-1.
2. Some Permitted Uses have requirements that are presented in Chapter 915, Specific Development Requirements. Refer also to Chapter 915, General Development Requirements.

**C. Conditional Principal Uses**

1. Refer to Table 905-1.
2. Refer to Chapter 915 for specific conditions that must be met for approval of some Conditional Uses. Refer also to Chapter 915, General Development Requirements.

**D. Accessory Uses**

1. Refer to Table 905-2.
2. Refer to Chapter 914 and 915, for conditions that must be met for approval of certain Accessory Uses.

**E. Dimensional Requirements****Table 905-5: Residential Area Requirements, Corridor Mixed District**

	<b>Area (minimum square footage of private land per dwelling unit)</b>	<b>Width</b>	<b>Depth</b>
Apartment buildings	871 (50 dwelling units per net acre)	1	1

1. The minimum lot width or depth are a function of the building footprint plus required setbacks.
2. The minimum density for apartment buildings shall be 20 dwelling units per net acre (2,178 square feet of land per unit).

**Table 905-6: Required Setbacks (feet)**

	<b>Front</b>	<b>Interior Side</b>	<b>Corner Side</b>	<b>Rear</b>	<b>From R District</b>	<b>Any Water Body</b>
Principal Building	10	10	10	20	30	Chapter 915, General Development Requirements
Accessory Structure	40	20	30	5	10	
Parking	10	5	10	5	15	
Driveway	--	5	10	5	15	

**Table 905-7: Maximum Structure Height**

	<b>Commercial</b>	<b>Residential</b>	<b>Mixed-Use</b>
Principal Building	36 <sup>1</sup>	5 stories or 56 feet, whichever is greater	56
Accessory Building <sup>2</sup>	16	16	16

1 Or three stories, whichever is less.

2 See also Chapter 915, General Building Requirements, Accessory Buildings and Structures

F. Specific Development Requirements

Some Conditional Uses and some Permitted Uses have specific requirements, which are presented in Chapter 915, Specific Development Requirements. Refer to Table 905-1 for the uses that have specific requirements.

G. General Development Requirements

Development requirements that apply to all uses are presented in Chapter 915, General Development Requirements. All buildings are subject to the Exterior Building Requirements section of the General Development Requirements.