

4.3 COMMERCIAL ZONING DISTRICTS

- A. Purpose: The purpose of this district is to provide a variety of retail and services to residents, neighborhoods, and travelers. The emphasis is to place convenience for all motor vehicles, bicycles and pedestrians.
- B. Design Review: A formal design review procedure is required subject to the requirements of Section 3.4. The Planning Commission shall make recommendation for the design review to the City Council and final action from the City Council is required.

4.3.1 Neighborhood Commercial (NC)

- a. Purpose: To provide for attractive neighborhood shopping centers that is compatible with residential neighborhoods. Convenience for pedestrian and bicycle access shall be integrated. The center should be designed to eliminate any nuisance or incompatibility with surrounding land uses.
- b. Permitted Uses
 - 1. Permitted Agricultural uses
 - 2. Public parks and recreation
 - 3. Essential Services
 - 4. Public/Semi-Public facilities
 - 5. Convenience commercial retail/service uses serving the day-to-day needs of neighborhood residents including, but not limited to, small grocery, and branch bank.
 - 6. Personal services including, but not limited to laundry/cleaners pick-up, barber/beauty shop.
 - 7. State licensed day care centers
 - 8. Small restaurants
 - 9. Small animal clinics, excluding establishments with outside runs and non-patient overnight boarding.
 - 10. Medical and dental clinics
 - 11. Physical Fitness Centers of 4,000 square feet floor area or less.
- c. Conditional Uses
 - 1. Motor fuel stations, provided that:
 - a) The fuel sale is incidental to a retail store.
 - b) No separate building, structure or store is used as part of the fuel sales.
 - c) No more than four dispensing pumps.
 - d) Pump island shall be set back at least 25 feet from any street right-of-way, at least 40 feet from any non-street property line.
 - 2. Physical Fitness Centers of 4,000 square feet floor area or more.
- d. Performance and Architectural Standards

It is in the best interest of the City to promote high standards of architecture design and compatibility with surrounding structures and neighborhoods.

 - 1. Acceptable exterior materials are divided into Class 1, Class 2, and Class 3 categories as presented in the table below. Facades facing public right-of-way or residential district must be composed of at least 65 percent of Class 1 or 2 materials, with Class 1 materials comprising at least 25 percent of the total façade. Side and rear facades not visible from public right-of-way or residential districts may use any combination of Class 1, 2, or 3

Classes of Material		
Class 1	Class 2	Class 3
<ul style="list-style-type: none"> ▪ Brick ▪ Natural Stone ▪ Glass ▪ Seamless metal panels ▪ Other materials not listed elsewhere as approved by the City Administrative 	<ul style="list-style-type: none"> ▪ Masonry Stucco ▪ Decorative Concrete Block ▪ Decorative Concrete Panels ▪ Tile ▪ Other materials not listed elsewhere as approved by the City Administrative 	<ul style="list-style-type: none"> ▪ Industrial grade concrete panels ▪ Smooth concrete ▪ Scored concrete ▪ Ceramic ▪ Wood ▪ Aluminum or vinyl Siding ▪ Other materials not listed elsewhere as approved by the City Administrative

2. The combined gross floor area of all buildings within any single NC District shall not exceed 50,000 square feet, and the gross floor area of any single business establishment shall not exceed 20,000 square feet.
3. Exterior surfaces of all primary structures shall be face brick, architectural concrete, glass, decorative block, or natural stone. A wall surface may use wood or vinyl as an accent material, provided that they are appropriately integrated into the overall building design.
4. Colors shall be generally subtle, low reflectance, neutral or earth tones. Brighter metallic or fluorescent colors should be reserved for use as accents.
5. Trash receptacles shall be screened or placed in the rear of the property and not be visible from Highway 8.
6. Truck and trailer parking shall be on the side or back of the building and not block the front façade of building.
7. Merchandise which is offered for sale may be displayed beyond the confines of a building, but the area occupied by such outdoor display shall not constitute a greater number of square feet than ten percent of the ground floor area of the principle building. The area for display shall be located near the principle structure. Any other outside storage or display is prohibited.

e. Lot Requirements and Setbacks

The following minimum requirements shall be observed in the Neighborhood Commercial District subject to the additional requirements, exceptions and modifications set forth:

Lot Area	20,000 square feet
Lot Width	150 feet
Setbacks – Front Yard	40 feet
Setbacks – Rear Yard	30 feet
Setbacks – Side Yard	20 feet
Setbacks – Side Yard to any ROW	30 feet
Setback from adjacent residential lot	30 feet
Maximum Impervious Surface	60%

4.3.2 Central Business (CB)

A. Purpose: The purpose of this district is to encourage the continuation of the downtown as the central commercial area of the City. Allowing retail, service, office, and entertainment facilities, as well as public and nonprofit uses of a certain design quality will encourage this.

B. Permitted Uses:

Commercial establishments offering merchandise or services to the general public, which include but are not limited to:

1. Retail establishments, including but not limited to grocery stores, bakeries, drug stores, hardware, craft, gift, floral, clothing and furniture stores.
2. Personal services, including tailor, barber, salons/spas, jewelry repair, shoe repair, photo studio & print shops.
3. Dry cleaning stations (excluding processing)
4. Eating & drinking establishments
5. Professional offices including medical, dental, chiropractic, & law offices.
6. Small electronic repair services including, radio, computer, TV.
7. Banks, finance, insurance & real estate services.
8. Entertainment and amusement service, including, bowling & theaters.
9. State Licensed Day Care Facility
10. Residential uses in accordance with Section 4.2.6.
11. Public/Semi-public/non-profit facilities
12. Automobile parking lots
13. Essential Services
14. Bike sales & repairs
15. Public Parks and Recreation

C. Conditional Uses:

1. Minor auto repair
2. Auto body, motor fuel stations and convenience stores.
3. Outside display of merchandise, excluding temporary sidewalk sales or special events sales.
4. On and off sale liquor establishments
5. Laundromats
6. Wholesale sales
7. Lodging service including B & B, hotel, motel.
8. Residential uses above a permitted or conditionally permitted first floor use.

D. Performance and Architectural Standards:

1. Maximum height of building
 - Principal structure (stories and feet) 3, but no more than 40 feet.
 - Accessory structure (stories and feet) 1, but no more than 20 feet.
1. For each front, side or rear yard in the CB District abutting directly or across an alley from any residential zone property, there shall be provided a front, side or rear yard setback equal to the adjacent residential district setback requirements.
2. The gross floor area of any single business shall not exceed 20,000 square feet.

3. Trash receptacles shall be screened or placed in the rear of the property and not be visible from Highway 8.
4. Truck and trailer parking shall be on the side or back of the building and not block the front façade of building.
5. Colors shall be generally subtle, low reflectance, neutral or earth tones. Brighter metallic or fluorescent colors should be reserved for use as accents.
6. Acceptable exterior materials are divided into Class 1, Class 2, and Class 3 categories as presented in the table below. Facades facing public right-of-way or residential district must be composed of at least 65 percent of Class 1 or 2 materials, with Class 1 materials comprising at least 25 percent of the total façade.

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E. Lot Requirements and Setbacks:

The following minimum requirements shall be observed in the Central Business District subject to the additional requirements, exceptions and modifications set forth:

Lot Area	5,000 square feet
Minimum Width	50 feet
Minimum Depth	60 feet
Setback – Front yard	0 feet
Setback - Side Yard	0 feet
Setback - Rear Yard	15 feet
Maximum Impervious Surface	90%

4.3.3 Highway Commercial (HC)

A. Purpose: The purpose of the Highway Commercial district is to provide an area for commercial uses conveniently located and of a quality design for use by residents and travelers on major highways and the broader community.

B. Permitted Uses:

1. All permitted uses in the CB District.
2. Motor fuel stations
3. Hotel/Motel
4. Carwash
5. Strip commercial retail centers including sale of general retail merchandise
6. Churches
7. Day care facilities including pre-school
8. Small appliance rental
9. Laboratory and related facilities
10. Recreational entertainment

C. Conditional Uses:

1. Outside sales area
2. Auto repair (minor), enclosed building material sales and other auto-related services.
3. Retail establishments that exceed 150,000 square feet. This shall include strip malls as one building limited to 150,000 square feet and not each individual unit, but the entire building.
4. All residential units above the first floor of a permitted or conditionally permitted commercial uses

D. Performance and Architectural Standards

It is in the best interest of the City to promote high standards of architecture design, provide visual interest, at the scale of the pedestrian, reduce massive aesthetic effects, and be compatible with surrounding structures and neighborhoods.

2. Maximum height of building
 - Principal structure (stories and feet) 3, but no more than 40 feet.
 - Accessory structure (stories and feet) 1, but no more than 20 feet.
3. Exterior surfaces of all primary structures shall be face brick, architectural concrete, glass, decorative block, or natural stone. A wall surface may use wood or vinyl as an accent material, provided that they are appropriately integrated into the overall building design.
4. Colors shall be generally subtle, low reflectance, neutral or earth tones. Brighter metallic or fluorescent colors should be reserved for use as accents.
5. Merchandise which is offered for sale may be displayed beyond the confines of a building, but the area occupied by such outdoor display shall not constitute a greater number of square feet than ten percent of the ground floor area of the principle building. The area for display shall be located near the principle structure. Any other outside storage or display is prohibited.

6. Trash receptacles shall be screened or placed in the rear of the property and not be visible from Highway 8.
7. Truck and trailer parking shall be on the side or back of the building and not block the front façade of building.
8. Acceptable exterior materials are divided into Class 1 and Class 2 categories as presented in the table below. Facades facing public right-of-way or residential district must be composed of at least 65 percent of Class 1 or 2 materials, with Class 1 materials comprising at least 25 percent of the total façade. Side and rear facades not visible from public right-of-way or residential districts may use any combination of Class 1, 2, or 3.

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9. Retail establishments exceeding 50,000 square feet in floor space are allowed in the Highway Commercial District and shall meet or exceed these additional standards:
 - a. Animating features such as arcades, display windows, and entry awnings shall be used at least 60% of the façade.
 - b. Provide a clearly defined, highly visible customer entrances. All public entrances shall feature at least three of the following:
 - Canopies or porticos
 - Overhangs, projections, and raised corniced parapets
 - Arcades, arches and entry courts
 - Peaked roof forms
 - Outdoor patios Display windows
 - Architectural details such as tile work and moldings which are integrated into the building structure and design
 - Integral planters or wing walls that incorporate landscaped areas and/or places for sitting.
 - c. Parking lots provided for these retail establishments shall be divided by landscaping and/or pedestrian walkways.
 - d. If the façade is over 100 feet in length, projections or recesses of 3 feet in depth shall be incorporated for every 50 feet of façade. Extend these over 20% of the façade.
 - e. Building facades over 100 feet in length must include a repeating pattern that shall include no less than three of the elements listed

below. At least one of these elements shall repeat horizontally. All elements shall repeat at intervals of no more than thirty (30) feet, either horizontally or vertically.

- Color change.
- Texture change.
- Materials module change
- Expression of architectural or structural bay through a change in plane no less than 12 inches in width, such as an offset, reveal, or projecting rib.

F. Lot Requirements and Setbacks:

The following minimum requirements shall be observed in the Highway Commercial District subject to the additional requirements, exceptions and modifications set forth:

Lot Area	35,000 square feet
Minimum Width	175 feet
Setback – Public Right-of-way	50 feet
Setback - Side Yard	20 feet
Setback - Rear Yard	30 feet
Maximum Impervious Surface	70%

(Adopted: January 2000. Amended: October 2000, October 2006, November 2008, February 2013, May 2017)