

ARTICLE 10

CENTRAL BUSINESS DISTRICT (C-4)

Sections:

10-1	Intent
10-2	Use Regulations
10-3	Parking Regulations
10-4	Height, Area and Yard Regulations
10-5	Sign Regulations

SECTION 10-1 INTENT

10-101. The regulations set forth in this section, or set forth elsewhere in these regulations, when referred to in this section, are the regulations in the C-4 Central Business District. This district includes the commercial uses in the central business district which provide the major focus of retail, government, business services and entertainment facilities for the entire community.

SECTION 10-2 USE REGULATIONS

10-201. In the Central Business District, no building, land or premises shall be used and no building or structure shall be hereafter erected or altered unless otherwise provided for in these zoning regulations, except for the following uses:

1. Any permitted use in the C-1, C-2 or C-3 zoning districts and, upon the issuance of a conditional use permit, any use allowed as a conditional used in the C-1, C-2 or C-3 zoning districts.
2. Accessory buildings and uses customarily incidental to the above uses, provided there shall be no manufacture, processing or compounding of products other than such that are customarily incidental and essential to such permitted use. Accessory buildings and uses shall be constructed in a style and manner similar to a principal building or use.
3. If such land placed in this district is adjacent to a district in which a single household home is permitted, no article or material stored or offered for sale in connection with uses permitted above shall be stored or displayed outside the confines of a building unless it is so screened by permanent ornamental walls, fences or planting that it cannot be seen from adjoining streets or lots when viewed by a person standing on ground level, provided. However, no screening in excess of seven feet in height shall be required. However, automobile service stations engaged in the sale of gasoline and oil are permitted open display of

merchandise commonly sold by automobile service stations, i.e., oil, batteries, tires, wiper blades, etc. No display will be permitted on sidewalks or public rights-of-way.

4. There shall be no outdoor display for the sale of used furniture, used appliances, used plumbing, used housewares, used building material or similar display or sale on any land placed in the C-4 District.

SECTION 10-202 CONDITIONAL USES

10-202. The following uses are permitted with the issuance of a Conditional Use Permit in accordance with the provisions of Article 26.

Table 10-2

✓ - Permitted Uses

✓() - Permitted Use with Conditions

Use		C-4
1.	Residential units including those necessary to comply with the Fair Housing Act, when located on the first floor of a building.	✓

SECTION 10-3 PARKING REGULATIONS

10-301. No off-street parking spaces need be provided for property located in the C-4 District.

SECTION 10-4 HEIGHT, AREA AND YARD REGULATIONS

10-401. Height: Buildings or structures shall not exceed forty-five (45) feet or three (3) stories in height.

10-402. Yards: There are no minimum yards in the C-4 District.

10-403. Lot Dimensions: The minimum width of a lot shall be twenty (20) feet. The minimum depth of a lot shall be fifty (50) feet.

10-404. Maximum Lot Coverage: A building, structure or use may occupy 100 percent of the zoning lot.

10-405. Exemption from Fencing and Landscaping Requirements: If a structure occupies the entire lot of record or zoning lot, no landscaping or screening otherwise required by these zoning regulations shall be necessary.

SECTION 10-5 SIGN REGULATIONS

10-501. Sign regulations for the C-4 District shall be the same as set out in Article 27 for the underlying zoning district of the property within the C-4 District.