

ARTICLE 5. - COMMERCIAL AND OFFICE DISTRICTS

5.1 - PURPOSE STATEMENTS

A. Commercial Districts

3. C-H Highway Commercial Zoning District

The C-H Highway Commercial Zoning District is intended to accommodate higher-intensity commercial uses of a predominantly auto-oriented character, including retail, rental, and service establishments of a more intense commercial character including those requiring permanent outdoor service or storage areas. The C-H District regulations are intended to ensure the mitigation of any potential impacts related to such establishments on neighboring uses. The C-H District is divided into two levels of intensity related to the overall form and design of the development; however, uses are the same across all levels.

5.2 - USES

- A. [Article 9](#) lists permitted and special principal uses and temporary uses for the commercial and office districts.
- B. The following use restrictions apply to the DK District subdistricts:
1. Multi-family dwellings are allowed in the DK District as follows. These restrictions apply only to a development that is residential use only; mixed-use developments/ dwellings above the ground floor are allowed in all DK District subdistricts:
 - a. In the DK-B Subdistrict.
 - b. In the DK-E Subdistrict.
 - c. In the DK-W Subdistrict for structures that are 50 years or older as of the effective date of this Code.

2. Homeless shelters are allowed only in the DK-E Subdistrict.
 3. Social Service Centers are allowed only in the DK-E Subdistrict.
- C. The following use restrictions apply to the OP District:
1. Day care centers, eating and drinking establishments, personal service establishments, and retail goods establishments are prohibited as standalone structures. Such uses must be integrated into larger office buildings within an office park development.

(Ord. No. Q-43-2021, § 1, 3-23-21)

5.3 - DIMENSIONAL STANDARDS

- A. Table 5-1: Commercial and Office Districts Dimensional Standards establishes the dimensional standards for the office and commercial districts, with the exception of the DK District. The dimensional standards for development for the DK District are found in Sections 5.5 below. These regulations apply to all uses within each district unless a different standard is listed for a specific use.
- B. In the C-N District, and in the O District when the lot abuts a single-family residential district, nonresidential development is limited to the maximum gross floor area indicated in Table 5-1. Additional gross floor area may be permitted if, during site plan review, it is found that the development meets all of the following standards. If the development is being approved in conjunction with a special use, then a request for increased floor area will be reviewed as part of the special use, rather than site plan review.
1. The development maintains the privacy of adjacent residential lots through techniques such as decreased height, additional landscape and screening measures, building massing and design to mitigate adverse impacts of noise and lighting, and increased setbacks above those required from adjacent residential lots.
 2. Building design elements incorporate pedestrian-scale features, such as awnings and storefront windows.
 3. The design of the site's circulation system provides adequate and safe access for both motor vehicles and alternate modes of transportation, including pedestrians and bicyclists. The design must minimize potentially dangerous traffic movements and points of conflict between vehicles and pedestrians or bicyclists.

Table 5-1: Commercial and Office Districts Dimensional Standards

	C-N	C-G-1	C-G-2	C-G-3
Bulk				
Minimum Lot Area	None	None	None	None
Minimum Lot Width	None	None	None	None
Maximum Gross Floor Area (Nonresidential Uses Only)	5,000 sf unless meeting the standards of 5.3.B	N/A	N/A	N/A
Maximum Building Height	45'	45'	70'; however, structures must set back an additional 1' for every 2' of height over 45' from any required setback abutting a residential district lot line	Unlimited; however, structures must set back an additional 1' for every 2' of height over 45' from any required setback abutting a residential district lot line
Setbacks				
Minimum Front Setback	None, unless average of adjacent lots is 15' or greater, then 15'	None	Build-To Zone: 0' to 20'	Build-To Zone: 0' to 20'
Minimum Build-To Percentage	N/A	N/A	50%	70%

Minimum Interior Side Setback	None, unless abutting a residential district, then 20'	None, unless abutting a residential district, then 20'	None, unless abutting a residential district, then 20'	None, unless abutting a residential district, then 20'
Minimum Corner Side Setback	15'	None	Build-To Zone: 0' to 10'	Build-To Zone: 0' to 15'
Minimum Build-To Percentage	N/A	N/A	30%	60%
Minimum Rear Setback	20', unless abutting a residential district, then 30' or 20% of lot depth, whichever is less	None, unless abutting a residential district, then 20'	None, unless abutting a residential district, then 20'	None, unless abutting a residential district, then 25'

Table 5-1: Commercial and Office Districts Dimensional Standards

	C-H-1	C-H-2	C-R-1	C-R-2
Bulk				
Minimum Lot Area	10,000 sf	10,000 sf	15,000 sf	15,000 sf
Minimum Lot Width	60'	60'	80'	80'
Maximum Gross Floor Area (Nonresidential Uses Only)	N/A	N/A	N/A	N/A
Maximum Building Height	45'	90'; however, structures must set back an additional 1' for every 2' of height over 45' from any required setback abutting a residential district lot line	50'	90'; however, structures must set back an additional 1' for every 2' of height over 45' from any required setback abutting a residential district lot line
Setbacks				
Minimum Front Setback	20'	20'	20'	20'
Minimum Interior Side Setback	10', unless abutting a residential district, then 30'	10', unless abutting a residential district, then 35'	10', unless abutting a residential district, then 30'	10', unless abutting a residential district, then 35'
Minimum Corner Side Setback	20'	20'	20'	20'
Minimum Rear Setback	10', unless abutting a residential district, then 30'	10', unless abutting a residential district, then 30'	10', unless abutting a residential district, then 30'	10', unless abutting a residential district, then 30'

ARTICLE 9. - USES

9.1 - GENERAL USE REGULATIONS

- A. No structure or land may be used or occupied unless allowed as a permitted or special use within the zoning district or as a legal nonconforming use.
- B. All uses must comply with any applicable federal and state requirements, and any additional federal, state, or city ordinances. For select uses, specific federal, state, or city ordinances may be cross-referenced but this is not intended to indicate that only those ordinances apply to such uses or that other uses within this Code are not subject to additional ordinances not referenced.
- C. Any use that is not included in the use matrix or is not interpreted as part of a listed use, per a zoning interpretation (Section 16.9), is prohibited in all districts.
- D. A lot may contain more than one principal use, so long as each principal use is allowed in the district. Each principal use is approved separately. In certain cases, uses are defined to include accessory uses that provide necessary support or are functionally integrated into the principal use. Multiple principal uses are not permitted in the EN, RN-1, and RN-2 Districts.
- E. All uses must comply with the use standards of Section 9.3, as applicable, as well as all other regulations of this Code and the City.

9.2 - USE MATRIX

- A. Table 9-1: Use Matrix identifies the principal and temporary uses allowed within each zoning district.
- B. P indicates that the use is permitted by-right in the district. S indicates that the use is a special use in the district and requires special use approval. If a cell is blank, the use is not allowed in the district.
- C. In the case of temporary uses, a T indicates the temporary use is allowed in the district and may require approval of a temporary use permit per the standards of Section 9.4.
- D. For accessory uses, see Article 10.
- E. Townhouse and multi-family dwellings are allowed in the RN-4 District as either permitted or special based upon the number of units, as described in Section 4.2.B. Therefore, the use matrix indicates both a P and a S within the cell.
- F. Additional use restrictions apply to certain DK District subdistricts per Section 5.2.B.
- G. Certain uses are prohibited as standalone structures in the OP District per Section 5.2.C.
- H. See Article 7 for use permissions within the CU and SW Districts.
- I. In the case of the C-G-1, C-G-2, and C-G-3 Districts, the uses allowed in the C-G District in Table 9-1 apply to all districts.
- J. In the case of the C-H-1 and C-H-2 Districts, the uses allowed in the C-H District in Table 9-1 apply to all districts.
- K. In the case of the C-R-1 and C-R-2 Districts, the uses allowed in the C-R District in Table 9-1 apply to all districts.
- L. Within the Traditional Neighborhood Development land use classification (TDR), Middle Housing development types are allowed per Section 4.6.B.

TABLE 9-1: USE MATRIX

P = Permitted Use S = Special Use T = Temporary Use

PRINCIPAL USE	EN	RN-1	RN-2	RN-3	RN-4	RN-5	RN-6	RN-7	C-N	C-G	C-H	C-R	DK	O	OP	I-MU	I-RD	I-G	I-H	AG	INST	OS	NA	US/ST/DA (See 9.3)
Agriculture																			P	P				
Airport																		P		S			9.3	
Alternative Correctional Facility											S													
Amusement Facility—Indoor										P	P	P	P			P								
Amusement Facility—											P	P				S								

Outdoor																								
Animal Care Facility— Large Animal																			P	P				
Animal Care Facility— Small Animal								S	P	P	P	P	S	S		P			P	P				9.3
Animal Breeder																			P					9.3
Art Gallery									P	P	P	P	P			P								
Arts and Fitness Studio									P	P	P	P	P	P	S	P	S							
Bed and Breakfast	P	P	P	P															P					9.3
Body Modification Establishment									S	P	P	P	P			P								
Broadcasting Facility— With Antennae															P		P	P	P		P			
Broadcasting Facility—No Antennae									P	P	P	P	P	P	P	P	P			P				
Campground																			S		P			9.3
Car Wash										S	P	P												9.3
Cemetery																					P			
Community Center	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P				P				
Conservation Area																			P		P	P		
Crematory										S	S	S												9.3
Country Club																					P			
Cultural Facility		S	S	S	S	S	S	S	P	P	P	P	P	P		P					P			
Day Care Center									P	P	P	P	P	P		P	P							9.3
Day Care Home	P	P	P	P	P	P	P	P																9.3
Domestic Violence Shelter	P	P	P	P	P	P	P	P												P				
Drive-Through Facility										S	P	P												9.3
Drug/Alcohol Treatment Facility, Residential											S			S						P				

Drug Treatment Clinic										P	P	P		P	P					P				9.3
Dwelling—Above the Ground Floor									P	P	P	P	P	P		P								
Dwelling—Manufactured Home	P	P	P	P	P	P	P													S				9.3
Dwelling—Multi-Family					P,S	P	P	P	P	P	P	P	P	P		P								9.3
Dwelling—Townhouse				S	P,S	P	P	P	P	P	P	P	P	P		P								9.3
Dwelling—Single-Family	P	P	P	P	P	P	P		P	P				P		P				P				
Dwelling—Two-Family		S	S	P	P	P	P		P	P				P		P								9.3
Eating and Drinking Establishment									S	P	P	P	P			P	P	P						
Educational Facility—Primary or Secondary	P	P	P	P	P	P	P	P		P	P	P	P			S					P			
Educational Facility—University or College/Vocational										P	P	S	P		P	S	P	P		S	P			
Financial Institution									P	P	P	P	P	P	P		P							
Financial Service, Alternative										S	S	S												9.3
Food Bank																P			P	P				
Food Pantry										S	S										P			
Food Truck Park									S	P	P	P	P			P	P							9.3
Fraternity/Sorority				S	S	S	S														P			
Funeral Home										S	S	S												9.3
Garden, Community	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	9.3
Garden, Market	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	9.3
Garden, Personal	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	9.3
Gas Station									S	S	P	P				S	S	P	P					9.3
Golf Course/Driving Range											P	P										P		
Government									P	P	P	P	P	P	P	P	P	P	P		P			

Office/Facility																									
Greenhouse/Nursery—Retail		S	S	S	S	S	S	S	S	P	P	P		S						P					
Group Home	P	P	P	P	P	P	P																		
Halfway House						S	S	S		P	P	P	P	S	S	S					P				
Healthcare Facility												S			S		S				P				
Heavy Retail, Rental, and Service											P	P						P		S					
Heliport															S	S	S	S	S		S				
Homeless Shelter											S	S	S								P				
Hotel										P	P	P	P		P	P	P								
Impound Lot																			P						9.3
Independent Living Facility				S	S	P	P	P	P	P	P	P	P	S											
Industrial—Craft											P	P	P	P			P		P						9.3
Industrial—General																P	P	P	P						
Industrial—Heavy																			P						
Industrial Design									P	P	P	P	P		P	P	P	P							
Kennel											S	S				S				P					9.3
Live Entertainment—Secondary Use										P	P	P	P			P									
Live Performance Venue										S	P	P	S			P									
Live/Work									P	P			P	P		P									9.3
Lodge/Meeting Hall									P	P	P	P	P	P		P	P	P	P	P					9.3
Marina										S						S		S				S			9.3
Medical/Dental Office/Clinic									S	P	P	P	P	P	P		S								
Micro-Brewery/Distillery/Winery									S	P	P	P	P			P		P							9.3
Neighborhood	S	S	S	S	S	S	S	S																	9.3

[illegible]

Vehicle Operation Facility																		P	P						
Vehicle Rental—Indoor										S	P	P	S												
Vehicle Rental—With Outdoor Storage/Display											P	P													
Vehicle Repair/Service										S	P	P				S									9.3
Warehouse and Distribution																P	P	P	P						
Waste Transfer Station																			P						
Wholesale Establishment											S					S	P	P	P						
Wind Energy System																	S	S	S	S	S				9.3
Wireless Telecommunications	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	9.3

TEMPORARY USE	EN	RN- 1	RN- 2	RN- 3	RN- 4	RN- 5	RN- 6	RN- 7	C- N	C- G	C- H	C- R	DK	O	OP	I- MU	I- RD	I- G	I- H	AG	INST	OS	NA	USE STAN- DARD (Section)
Animals for Control of Invasive Species	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	9.4.A
Farmers' Market							T	T	T	T	T	T	T	T	T	T				T	T	T		9.4.B
Farmstand	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T					T	T		9.4.C
Mobile Food Units (MFUs)/Mobile Food Vendors									T	T	T	T	T	T	T	T	T				T			9.4.D
Real Estate Project Sales Office/Model Unit	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T			T			Sec. 9.4.E
Temporary Contractor	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T			T			9.4.F

Office and Contractor Yard																								
Temporary Outdoor Entertainment	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T		T	T	T		9.4.G	
Temporary Outdoor Sales	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T		T	T			9.4.H	
Temporary Outdoor Storage Container	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T		9.4.I	
Temporary Recreational Vehicle Park										T	T	T				T					T		9.4.J	
Temporary Warehouse Sales (Indoor)																T		T	T				9.4.K	
Tent	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	9.4.L	

(Ord. No. Q-43-2020, § 1, 3-24-20; Ord. No. Q-61-2020, § 1, 4-21-20; Ord. No. Q-154-2020, § 1, 10-20-20; Ord. No. Q-43-2021, § 1, 3-23-21; Ord. No. Q-110-2021, § 1, 8-24-21; Ord. No. Q-11-2022, § 1, 1-25-22; Ord. No. Q-12-2022, § 1, 1-25-22; Ord. No. Q-89-2022, § 1, 7-26-22; Ord. No. Q-91-2022, § 1, 7-26-22; Ord. No. Q-92-2022, § 1, 7-26-22; Ord. No. Q-2-2023, § 1, 1-10-23; Ord. No. Q-10-2024, § 1, 2-6-24; Ord. No. Q-56-2024, § 1, 5-28-24)