

***DIVISION 7. O-1 OFFICE DISTRICT, LR LOCAL RETAIL DISTRICT, C-1 COMMERCIAL DISTRICT, C-2 COMMERCIAL DISTRICT, AND OC OUTDOOR COMMERCIAL DISTRICT<sup>1</sup>***

**Sec. 118-391. Purpose.**

- (a) *O-1 district.* The O-1 office district is intended to permit the professional and organizational office needs of the community.
- (b) *LR local retail district.* The LR local retail district is intended to provide for the development of convenience retail shopping, services, and professional offices, principally serving the neighborhood needs, and compatible in scale with adjacent residential development. Uses in this LR district shall be limited to no more than 5,000 square feet in size.
- (c) *C-1 commercial district.* The C-1 commercial district is intended to provide for development of retail service, and office uses principally serving community and regional needs. This C-1 district should be located on the periphery of residential neighborhoods and be confined to intersections of major arterial streets. It is also appropriate for major retail corridors as shown on the comprehensive plan.
- (d) *C-2 commercial district.* The C-2 commercial district is intended to provide for the development of retail and general business uses primarily to serve the community and region. Uses include a wide variety of business activities and may involve limited outside storage, service or display. This C-2 district should be located away from low and medium density residential development and should be used as a buffer between retail and industrial uses. The C-2 commercial district is also appropriate along business corridors as indicated on the comprehensive plan.
- (e) *OC district.* The OC outdoor commercial district is intended to permit a limited variety of commercial uses that requires an extensive amount of outdoor display use.

(Ord. No. 1874, art. 4, § 440(A), 3-22-1993; Ord. No. 3247, § 4, 6-10-2013)

**Sec. 118-392. Permitted uses.**

Uses permitted within the O-1, LR, C-1, C-2 and OC districts are provided in division 3 of article V of this chapter, table of permitted uses.

(Ord. No. 1874, art. 4, § 440(B), 3-22-1993; Ord. No. 3247, § 5, 6-10-2013)

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<sup>1</sup>Editor's note(s)—Ord. No. 3247, § 3, adopted June 10, 2013, changed the title of Art. IV, Div. 7, from O-1 office district, NS neighborhood service, CS community service district, HC heavy commercial district, and OC outdoor commercial district to O-1 office district, LR local retail district, C-1 commercial district, C-2 commercial district, and OC outdoor commercial district.

Cross reference(s)—Businesses, ch. 18.

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**Sec. 118-393. Reserved.**

Editor's note(s)—Ord. No. 2910, § 4, adopted Nov. 13, 2006, repealed § 118-393, which pertained to site plan approval and derived from Ord. No. 1874, art. 4, § 440(B), adopted Mar. 22, 1993; Ord. No. 2362, adopted Jan. 25, 1999.

**Sec. 118-394. Lot and area requirements.**

The following lot and area requirements shall be required within the O-1, LR, C-1, C-2 and OC districts:

Description	O-1	LR	C-1	C-2	OC
1. Minimum district area	1 acre <sup>1</sup>	10,000 SF	1 acre <sup>1</sup>	1 acre <sup>1</sup>	22,500 SF
2. Minimum frontage	50 ft.	none	50 ft.	50 ft.	150 ft.
3. Maximum lot coverage	40%	40%	50%	50%	30%
4. Minimum lot area	8,500 SF	none	none	none	6,000 SF
5. Minimum lot width	60 ft.	none	none	none	80 ft.
6. Minimum lot depth	none	none	none	none	150 ft.
7. Minimum front building line	25 ft.	25 ft.	25 ft.	25 ft.	25 ft.
8. Minimum side building line	none <sup>2, 5</sup>	none <sup>2, 5</sup>	none <sup>2, 5</sup>	none <sup>2, 5</sup>	none <sup>2, 5</sup>
9. Minimum rear building line	none <sup>3, 5</sup>	none <sup>3, 5</sup>	none <sup>3, 5</sup>	none <sup>3, 5</sup>	none <sup>3, 5</sup>
10. Max. Height of structures	1.5 ft./1 ft. <sup>4</sup>	38 ft.	1.5 ft./1 ft. <sup>4</sup>	1.5 ft./1 ft. <sup>4</sup>	38 ft.

<sup>1</sup> Except where a parcel is contiguous with like zoning, the minimum area shall be as approved by the planning and zoning commission and city council.

<sup>2</sup> The side building line shall be 35 feet where the lot line abuts R-1, R-2, R-3, R-4-D, R-6-T, R-7-MF, R-8, R-1-S and AG districts designated on the comprehensive plan for residential uses.

<sup>3</sup> The rear building line shall be 35 feet where the lot line abuts R-1, R-2, R-3, R-4-D, R-6-T, R-7-MF, R-8, R-1-S and AG districts designated on the comprehensive plan for residential uses.

<sup>4</sup> Buildings shall be constructed by using a ratio of one foot measured from property line that abuts a residential district to nearest exterior wall of building for every 1½ feet of building height.

<sup>5</sup> Minimum side or rear building setback adjacent to a public street shall be 15 feet.

(Ord. No. 1874, art. 4, § 440(C), 3-22-1993; Ord. No. 2430, 11-22-1999; Ord. No. 2895, § 6, 7-24-2006; Ord. No. 3052, § 1, 5-18-2009; Ord. No. 3247, § 6, 6-10-2013)

**Sec. 118-395. General conditions.**

The following general conditions shall be required of all development located within the O-1, LR, C-1, C-2 and OC districts:

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- (1) *Fences.* For fencing requirements in the O-1, LR, C-1, C-2 and OC districts see article VIII, screening and fencing regulations.
  - (2) *Parking and loading.* For parking and loading requirements in the O-1, LR, C-1, C-2 and OC districts see article VII, parking and loading regulations.
  - (3) *Accessory buildings.* See article V, supplementary district regulations for accessory building regulations in the above districts.
  - (4) *Masonry requirements.* See article V, supplementary district regulations for masonry requirements in the above districts.
  - (5) *Landscaping requirement.* See the separate landscaping regulations for landscaping standards and for landscaping requirements for parking areas set forth in article III, chapter 114 of this Code.
  - (6) *Signs.* For sign requirements in the O-1, LR, C-1, C-2 and OC districts see the separate sign regulations for sign regulations in chapter 106 of this Code.
  - (7) *Refuse facilities.* See article VIII, screening and fencing regulations.
  - (8) *Access.* Access to O-1, LR, C-1, C-2 and OC districts shall be as directed by the building official.
  - (9) *Drive-up windows.* In the O-1 district, drive-up windows with minimum driveway storage capacity of 60 feet per window shall be allowed as an accessory use to permitted office uses, provided that the necessary driving lane be separated and apart from parking and maintenance areas required for the use.
  - (10) *Noise.*
    - a. In the O-1, LR, and C-1 districts normal business activities conducted shall not create a sound pressure level on the bounding property line that exceeds 60 decibels A scale daily from 7:00 a.m. to 10:00 p.m. and 55 decibels daily from 10:00 p.m. to 7:00 a.m.
    - b. In the C-2 and OC districts normal business activities conducted shall not create a sound pressure level on the bounding property line that exceeds 65 decibels A scale daily from 7:00 a.m. to 10:00 p.m. and 55 decibels daily from 10:00 p.m. to 7:00 a.m.
  - (11) *Truck entrances.* In the OC district entrances and exits to truck loading areas shall be no closer than 75 feet to an adjoining lot located in a residential district, as measured along the common street line.
  - (12) *Inoperative equipment.* In the OC district no inoperative equipment or vehicle shall be stored or parked in a required yard. Any parking or storage spaces for such equipment shall comply with article VIII, screening and fencing regulations.

(Ord. No. 1874, art. 4, § 440(D), 3-22-1993; Ord. No. 2599, Ex. B, 2-11-2002; Ord. No. 3247, § 7, 6-10-2013)

### **Sec. 118-396. Outdoor activities or other uses.**

For outdoor activities or other uses in the O-1, LR, C-1, C-2 and OC districts see article V, supplementary district regulations.

(Ord. No. 1874, art. 4, § 440(E), 3-22-1993; Ord. No. 2362, § 2, 1-25-1999; Ord. No. 2430, 11-22-1999; Ord. No. 3247, § 8, 6-10-2013)

### **Secs. 118-397—118-420. Reserved.**