

Section 3.090 C-4 COMMERCIAL, CENTRAL

Section 3.091 Purpose. To provide for a broad range of commercial and business activities that meet the day-to-day needs of the community's permanent residents. This is the central business district where the stores, shops, offices and government functions which serve the entire community locate.

Section 3.092 Outright Uses Permitted. In a C-4 Zone, the following uses and their accessory uses are permitted outright:

1. Retail stores and shops merchandising clothing, gifts, food, drugs, antiques, furniture, and appliances.
2. Eating and drinking establishments.
3. Service type store or business such as a barber or beauty shop, clothes cleaning, shoe repair, small appliance repair and telegraph office.
4. Offices such as banks, savings and loans, insurance and professional offices.
5. Public facilities such as post office, telephone exchange, substation, city hall, fire and police station.
6. The rental of non-motorized bikes, trikes, and boats.
7. Maintenance, repair or minor modification to existing roads, sidewalks, bike paths and public utilities and services; New sidewalks and bike paths. Where new right-of way will be required that exceeds 25 percent of the existing right-of-way for the project area, the request shall be reviewed as a conditional use. These activities do not authorize the condemnation of property without due process.

Section 3.093 Conditional Uses Permitted. In a C-4 Zone, the following conditional uses and their accessory uses are permitted subject to the provisions of Article 6.

1. Automobile service stations.
2. Condominiums and apartments.
3. Hotel or motel.
4. Church and other religious structures.
5. Fraternal or social organization.
6. Commercial laundries.
7. Kindergarten or day nursery.
8. The rental of motorized bikes, and boats.
9. Residential Facility
10. Major modification of existing roads and public facilities and services; New roads that are not part of a partition or subdivision. These activities do not authorize the condemnation of property without due process.
11. Similar Use subject to Section 6.250

Section 3.094 Prohibited Uses and Structures. In a C-4 Zone, the following uses and structures are prohibited:

1. Residential uses other than provided by Section 3.093.

2. Drive-in restaurants.
3. Drive-in theater.

Section 3.095 Standards. In a C-4 Zone, the following standards shall apply:

1. Lot Size: No minimum requirement.
2. Density: No requirements.
1. Front Yard: None
4. Side Yard: None, except when abutting an "R" Zone and then the side yard shall be at least 5 feet.
5. Rear Yard: None, except when abutting an "R" Zone and then the rear yard shall be at least 15 feet.
6. Height Restriction: Maximum height of a structure shall be 75 feet.
7. Lot Coverage: No requirements.
8. Off-Street Parking: As specified in Section 4.100 for all new buildings.
9. All uses shall comply with other applicable supplementary provisions in Article 4.