

ARTICLE XX

C-5 PLANNED COMMERCIAL DISTRICT

20.1 Purpose

The intent of the C-5 Planned Commercial District is to accommodate retail and service businesses whose service area is not confined to any one neighborhood but from a wider trade area. Structures located in this district vary from freestanding buildings to large shopping centers. Shopping centers and developments which minimize access points and signage while maximizing aesthetics are the preferred type of development. In most instances, the C-5 Planned Commercial District is located along or at the convergence of arterial thoroughfares.

20.2 Permitted Uses

- Animal hospitals
- Antique sales
- Appliance sales
- Art supplies
- Arts and crafts shops
- Art gallery
- Automatic teller machines
- Auto parts stores
- Bakery, retail
- Banks and financial institutions (not providing service directly to customers in vehicles)
- Barber shops
- Bath, bed, and kitchen shops
- Beauticians
- Bicycle sales and repair
- Book, magazine and newspaper stores
- Business and professional offices (not more than 20% of the floor area of shopping centers may be devoted to such uses)
- Candy and popcorn stores
- Carpet and tile sales
- Carry-out restaurants
- Catering
- China and glassware stores
- Clothing and apparel stores
- Convenience food stores
- Cosmetics sales
- Coin and stamp stores
- Cookware stores
- Curtain and drapery stores
- Delicatessens

Department stores
Dog grooming
Drug stores
Dry cleaners and laundry
Engraving services
Fabrics, sewing supplies, and sewing machine stores
Florists
Furniture stores and upholstering
Gift and card stores
Gourmet foods
Grocery stores
Hair stylists
Hardware stores
Health club, tanning studio, gymnasium, tennis and racquetball facilities
Hobby shops
Ice cream parlors
Jewelry stores
Leather goods and luggage stores
Mail order and catalog sales
Meat markets
Movie theaters (in-door)
Museums
Musical instrument sales and service
Nursery Schools
Office supplies, business machine sales, and computer sales
Opticians and optometrists
Paint, glass, and wallpaper stores
Pet Shops
Photographic supplies and cameras
Photographic studios
Picture framing
Post office, parcel services
Printing, copying, and blueprint services
Public utility offices
Record, tape, and video tape sales and rental
Resale shops
Restaurants
Shoe repair shops
Shoe stores
Sporting goods stores
Tailors and dressmakers
Tea rooms
Tobacco and pipe shops
Toy stores
Variety stores

Other uses which are of the same general character as the above permitted uses, as determined by the Director of Planning & Economic Development.

20.3 Special Use Permit Required

A special use permit is required for any of the following uses:

Any use involving sales or service directly to customers in vehicles
Automobile service stations
Banquet facilities
Convenience filling stations
Car washes
Fast food and drive-in restaurants
Hotels

20.4 Standards The following standards apply to property located in the C-5 zoning district in addition to the general standards contained in Article III.

A. **Outdoor Storage - General.** All businesses, services, storage and display of goods shall be conducted within completely enclosed buildings. The following activities and uses are exempt from this requirement:

Accessory off-street parking and loading
Sales and services normally offered at automobile service stations, car washes, and convenience filling stations
Drive-in banking
Outdoor seating provided by a restaurant, and in-car service or outdoor seating provided by a fast-food or drive-in restaurant
Temporary outdoor storage as permitted in Article 24.12
Not more than one DVD vending machine per public entrance at grocery, convenience food store, department or drug store provided they are placed adjacent to the building, do not reduce the width of paved clear space for the passage of pedestrians to less than five (5) feet, and are not located within five (5) feet of a Fire Department connection. A maximum depth of three (3) feet, width of six (6) feet and height of eight (8) feet are permitted for the combined machine and surround.

B. **Exterior masonry construction requirement:** All exterior walls of non-residential buildings constructed in this zoning district shall be constructed of one hundred percent (100%) masonry materials, exclusive of windows, doors, roofs, cornices, or awnings. Where a lawful building exists at the effective date of adoption of this requirement June 15, 2009 and said building was not built under the terms of this requirement, it may continue so long as it remains lawful, subject to the following provision:

- a. If any building is destroyed or damaged by any means to the extent that the cost of restoration will exceed 50% of the cost of replacement of the entire building or structure, said building shall be restored only in conformance with the regulations of this ordinance. The extent of damage and the cost of restoration as a percentage of replacement value shall be determined by a panel consisting of a representative of the municipality, a representative of the owner and a third person acceptable to both.
- b. If any building is remodeled or improved to an extent that the cost of said remodeling or improvement will exceed 50% of the cost of replacement of the entire building or structure, said building be remodeled or improved only in conformance with the regulations of this ordinance. The cost of the remodeling or improvement as a percentage of replacement value shall be determined by a panel consisting of a representative of the municipality, a representative of the owner and a third person acceptable to both.

20.5 Bulk Regulations

- A. Maximum Height. A maximum height of 40 feet.
- B. Lot Area. A minimum lot area of one and 1/2 acre (65,340 square feet).
- C. Lot Width. A minimum lot width of 125 feet.
- D. Yard Requirements. The minimum yard requirements for a building in the C-5 district are:
 - a. Front yard: 25 feet.
 - b. Side yard abutting a public right-of-way: 25 feet.
 - c. Side yard: 15 feet.
 - d. Rear yard: 15 feet.