

Article 10: Central Business District (C-4)

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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 and business services 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:

- a. The permitted and conditional uses as designated at Table 9-1 of these Regulations.
- b. 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.
- c. If such land placed in this district is adjacent to a district in which single-family residences are a permitted use, no article or material stored or offered for sale in connection with uses permitted above shall be stored or displayed outside the building unless it is so screened by permanent ornamental walls, fences or plantings that it cannot be seen from adjoining streets or lots when viewed by a person standing on ground level.

SECTION 10-3 PARKING REGULATIONS

10-301. No off-street parking spaces shall be required of uses located in the C-4 District.

SECTION 10-4 HEIGHT, AREA AND YARD REGULATIONS

10-401. Height. Buildings or structures shall not exceed seventy-five (75) feet or seven (7) 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-two (22) 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 (100%) 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 are set out in Article 27.

SECTION 10-6 WINDOW REGULATIONS

10-601. Window Regulations.

- a. Every window frame or other opening in the wall of a structure for a window (hereafter collectively “window frame”) that faces a city street, not including an alleyway, shall be filled, in compliance with applicable building, zoning, and housing codes, with material that closes and seals the entire window frame to bar access to the structure from weather, pests, rodents, insects, birds, or other animals, and consists of (1) a rigid and transparent material, excluding plexiglas or its equivalent, (2) a decorative or tinted pane or panes of glass, or (3) the same material as contained in the original construction of the structure, or a modern, improved material that has the same appearance as that in the original construction.
- b. If otherwise in compliance with applicable building, zoning, and housing codes, in lieu of the materials mandated for window frames in subsection a above, window frames may be permanently removed so that the exterior wall does not appear to contain the window frame by (1) closing the opening with the same material and color as the surrounding exterior of the building, or (2) creating a solid exterior wall without an opening for the window frame, such entire exterior wall covered with one material designed and intended for use on the exterior of a structure.
- c. Any window and/or window frame removed prior 2008 by permanently closing and sealing the opening with material other than plywood or similar wood products, metal, or corrugated material, shall not require action to comply with this section.