

169.15 C-1A NEIGHBORHOOD COMMERCIAL DISTRICT.

The C-1A District is designed to provide space for the development of ground that routinely assists the daily needs of the local traveling public while promoting scale and harmony with adjacent residential land uses.

1. Principal Permitted Uses. Only the uses of structures or land listed in this section shall be permitted in the C-1A District.

A. Medical clinics, group medical centers, or the office of a doctor, dentist, osteopath, or similar profession.

B. Business and professional offices including but not limited to the following: law, engineering, real estate, insurance, and similar uses.

C. Personal service businesses such as beauty and barber shops, shoe repair and similar uses.

D. Churches, chapels, temples and similar places of worship.

E. Municipal facilities utilized by the City for services provided to the community.

F. Retail business or service establishments such as the following:

Antique shops

Apparel shops

Art galleries

Baby and children stores

Bakeries or bakery outlets

Bicycle shops, sales and repairs

Book stores

Camera stores

Child care centers and nursery schools

Clothes cleaning and laundry pickup stations

Confectionery stores, including ice cream or snack bars

Convenience store

Delicatessens

Dance studios

Drug stores  
Florist shops  
Home furnishing, décor and accessory stores  
Hardware stores  
Hobby and gift shops  
Jewelry stores and watch repair shops  
Key shops  
Launderettes and dry-cleaning establishments,  
Meat market for retail sales only  
Leather goods store  
Music and video stores  
Novelty food and drink shops  
Paint and wallpaper stores  
Photographic studios  
Postal substations  
Radio and television sales and repair shops  
Restaurants, cafes  
Retail printing/copy shops  
Sporting goods stores  
Tailor and dressmaking shops  
Toy stores  
Variety stores

G. Wellness or recreational uses such as the following:

Instructional fitness or recreational studio  
Health club  
Travel and tourist information centers

H. Consumer fireworks sales.

2. Permitted Accessory Uses.

- A. Accessory uses and structures customarily incidental to any principal permitted use.
- B. Storage of merchandise incidental to the principal use.

3. Bulk Regulations. The following minimum requirements shall be observed, subject to the modifications contained in Section 165.19 of these zoning regulations:

Lot Area	no minimum
Lot Width	no minimum
Minimum Front Yard	30 feet
Minimum Rear Yard	30 feet
Minimum Side Yard	No minimum, except when adjacent to any R District, the minimum side yard setback shall be 30 feet.
Maximum Height	2 stories or 40 feet for principal building 1 story or 14 feet for accessory building

4. Building Area. No single building within the C-1A District shall exceed 50,000 square feet. No configuration of buildings shall be allowed which is intended or planned to circumvent this requirement.

5. Off-Street Parking and Loading. Spaces for off-street parking and loading shall be provided in accordance with the provisions of Chapter 168 of these zoning regulations.

6. Site Plan Requirements. For site plan requirements, see Chapter 160 of this Code of Ordinances.

7. Minimum Open Space. The total land area devoted to open space and landscaping shall not be less than 20 percent of the gross land area included in the building lot. Such open space shall be maintained as grassed and landscaped area and shall not include access drives, parking areas, structures or buildings; except ornamental structures included as part of the landscaping theme.169.18 C-4 OFFICE PARK COMMERCIAL DISTRICT.

The C-4 District is intended and designed to provide certain areas of the City for the development of professional and business offices.

1. Principal Permitted Uses. Only the uses of structures or land listed in this section shall be permitted in the C-4 District.

- A. Business and professional offices such as the following: law, engineering, architecture, real estate, insurance, accounting, bookkeeping, finance, banking, stock brokerage and uses of a like or similar nature.

B. The office of a doctor, dentist, osteopath, chiropractor, optometrist, chiropodist, or similar profession.

C. Clinics or group medical centers, including dental clinics, but not including animal clinics or hospitals.

D. Hospitals and skilled recovery centers.

E. Hotels and conference centers.

F. Restaurants (not including drive-through restaurants).

G. Office buildings serving the management, research, design, marketing, and production needs of the general business community.

H. Consumer fireworks sales.

## 2. Permitted Accessory Uses.

A. Accessory uses and structures customarily incidental to any principal permitted use.

B. The following low-intensity commercial service uses, intended primarily to serve the occupants and patrons of the C-4 District, shall be permitted within a building housing a use permitted under items A through E above: bookstores, camera stores, snack shops, drug stores, gift shops, drinking establishments, travel agencies, office supply stores, child care facilities, fitness centers, hair salon, and uses of a similar nature.

## 3. Bulk Regulations. The following minimum requirements shall be observed subject to the modifications contained in Section 165.19 of these zoning regulations:

Lot Area	no minimum
Lot Width	no minimum
Minimum Front Yard	40 feet
Minimum Rear Yard	30 feet
Minimum Side Yard	No minimum, except when adjoining any R District or street right-of-way, the minimum side yard setback shall be 30 feet.
Maximum Height	No maximum except when adjacent to R-1, R-2 or R-4 District, 2 stories or 40 feet. 1 story or 14 feet accessory building

## 4. Off-Street Parking and Loading. Spaces for off-street parking and loading shall be provided in accordance with the provisions of Chapter 168 of these zoning regulations.

5. Site Plan Requirements. For site plan requirements, see Chapter 160 of this Code of Ordinances.

6. Minimum Open Space. The total land area devoted to open space and landscaping shall not be less than 25 percent of the gross land area included in the building lot. Such open space shall be maintained as grassed and landscaped area and shall not include access drives, parking areas, structure, or buildings, except ornamental structures included as part of the landscaping theme.

#### 169.23 K-RN KETTLESTONE RETAIL NEIGHBORHOOD DISTRICT.

The K-RN District is intended and designed to provide certain areas of the Kettlestone development with smaller scale retail that is in closer proximity to residential uses which provides a limited amount of daily, short trip retail needs of the adjoining residential area. The K-RN zoning designation is reserved for those properties located within the adopted Kettlestone District Boundary Map of the Kettlestone Design Guidelines document identifying areas for residential, commercial, office, and mixed uses.

1. Principal Permitted Uses. Only the uses of structures or land listed in this section shall be permitted in the K-RN District.

A. Retail businesses and service establishments, contained within single-tenant building that is no larger than 20,000 square feet of total gross floor area, or multi-tenant building that is no larger than 50,000 square feet of total gross floor area, such as:

(1) Retail sales stores including drug stores, bakeries and grocery stores (outdoor storage is prohibited but limited outdoor display may be permitted as part of the site plan approval process).

(2) Personal service businesses such as hair and beauty salons, dry-cleaners and laundrettes, shoe and watch repair shops.

(3) Restaurants and Coffee Shops: dine-in, carry-out and drive-through.

(4) Outdoor seating areas may be permitted as part of the site plan approval process.

(5) Child care centers and nursery schools.

B. Office uses such as:

(1) Medical clinics, group medical centers, or the office of a doctor, dentist, osteopath, or similar profession.

(2) Business and professional offices including the following: law, engineering, real estate, insurance, banks, financial services and similar uses.

C. Consumer fireworks sales.

2. Permitted Accessory Uses.

- A. Private garage or carport.
- B. Accessory uses and structures customarily incidental to any principal permitted use.
- C. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon the completion or abandonment of the construction work.

3. Bulk Regulations. The following minimum requirements shall be observed subject to the modifications contained in Section 165.19.

Lot Area	No minimum requirement
Lot Width	No minimum requirement
Front Yard	No minimum for principal permitted uses. 20 feet minimum for accessory structures
Side Yards	No minimum for principal permitted uses unless adjacent to adjoining single-family, in which case the minimum setback shall be 50 feet. 5 feet for accessory structures.
Rear Yard	No minimum for principal permitted uses unless adjacent to adjoining single-family, in which case the minimum setback shall be 50 feet. 5 feet for accessory structures.
Principal Building Separation	25 feet
Accessory Building Separation	25 feet between principal building and accessory building
Maximum Height	Principal building – 2 stories Accessory building – 1 story
Floor Area Ratio	0.25

4. Off-Street Parking and Loading. One space per 250 square feet of retail and office uses. Spaces for all other uses shall be provided in accordance with the provisions of Chapter 168 of these zoning regulations.

5. Minimum Open Space. The total land area devoted to open space and landscaping shall not be less than 20 percent of the gross land area included in the building lot. Such open space shall be maintained as grassed and landscaped area and shall not include access drives, parking areas, structure, or buildings, except ornamental structures included as part of the landscaping theme.

6. Site Plan Requirements. See Chapter 160 of this Code of Ordinances and the adopted Kettlestone Design Guidelines.

#### 169.24 K-RC KETTLESTONE RETAIL COMMUNITY DISTRICT.

The K-RC District is intended and designed to provide certain areas of the Kettlestone development with retail areas that are larger scale than retail neighborhood and are located within closer proximity to employment centers to provide a greater range of retail services for a wider population area. The K-RC zoning designation is reserved for those properties located within the adopted Kettlestone District Boundary Map of the Kettlestone Design Guidelines document identifying areas for residential, commercial, office, and mixed uses.

1. Principal Permitted Uses. Only the uses of structures or land listed in this section shall be permitted in the K-RC District.

A. Retail businesses and service establishments, contained within single-or multi-tenant building that is no larger than 50,000 square feet of total gross floor area, such as:

(1) Retail sales stores including drug stores, bakeries, and grocery stores (outdoor storage is prohibited but limited outdoor display may be permitted as part of the site plan approval process).

(2) Personal service businesses such as hair and beauty salons, dry-cleaners and laundrettes, shoe and watch repair shops.

(3) Restaurants and Coffee Shops: dine-in, carry-out and drive-through. Outdoor seating areas may be permitted as part of the site plan approval process.

(4) Bars, cocktail lounges, taverns, or saloons. Outdoor seating areas may be permitted as part of the site plan approval process.

(5) Convenience stores, gas stations, car washes, automobile repair and service businesses, excluding body repair and painting.

(6) Places of assembly such as churches, other places of worship, public and private schools, civic uses, and fraternal lodges.

(7) Child care centers and nursery schools.

(8) Commercial swimming pools, skating rinks, golf driving ranges, miniature golf courses, drive-in theaters, and similar recreational uses and facilities.

(9) Animal hospitals and veterinaries.

(10) Hotels and motels.

B. Office uses such as:

(1) Medical clinics, group medical centers, or the office of a doctor, dentist, osteopath, or similar profession.

(2) Business and professional offices including the following: law, engineering, real estate, insurance, banks, financial services, and similar uses.

C. Consumer fireworks sales.

2. Permitted Accessory Uses.

A. Private garage or carport.

B. Accessory uses and structures customarily incidental to any principal permitted use.

C. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon the completion or abandonment of the construction work.

3. Bulk Regulations. The following minimum requirements shall be observed subject to the modifications contained in Section 165.19.

Lot Area	No minimum requirement
Lot Width	No minimum requirement
Front Yard	No minimum for principal permitted uses. 20 feet minimum for accessory structures
Side Yards	No minimum for principal permitted uses unless adjacent to adjoining single-family, in which case the minimum setback shall be 50 feet. 5 feet for accessory structures.
Rear Yard	No minimum for principal permitted uses unless adjacent to adjoining single-family, in which case the minimum setback shall be 50 feet. 5 feet for accessory structures.
Principal Building Separation	25 feet
Accessory Building Separation	25 feet between principal building and accessory building
Maximum Height	Principal building – 4 stories Accessory building – 1 story
Floor Area Ratio	0.35

4. Off-Street Parking and Loading. One space per 250 square feet of retail and office uses. Spaces for all other uses shall be provided in accordance with the provisions of Chapter 168 of these zoning regulations.

5. Minimum Open Space. The total land area devoted to open space and landscaping shall not be less than 20 percent of the gross land area included in the building lot. Such open

space shall be maintained as grassed and landscaped area and shall not include access drives, parking areas, structure, or buildings, except ornamental structures included as part of the landscaping theme.

6. Site Plan Requirements. See Chapter 160 of this Code of Ordinances and the adopted Kettlestone Design Guidelines.

#### 169.25 K-RR KETTLESTONE RETAIL REGIONAL DISTRICT.

The K-RR District is intended and designed to provide certain areas of the Kettlestone development with retail areas intended to be large scale, including large box retailers, and located in high traffic, high visibility areas to provide retail services for the entire community and regional area. The K-RR zoning designation is reserved for those properties located within the adopted Kettlestone District Boundary Map of the Kettlestone Design Guidelines document identifying areas for residential, commercial, office, and mixed uses.

1. Principal Permitted Uses. Only the uses of structures or land listed in this section shall be permitted in the K-RR District.

A. Retail businesses and service establishments such as:

(1) Retail sales stores including drug stores, bakeries and grocery stores (outdoor storage is prohibited but limited outdoor display may be permitted as part of the site plan approval process).

(2) Hotels and Motels.

(3) Personal service businesses such as hair and beauty salons, dry-cleaners and laundrettes, shoe and watch repair shops.

(4) Restaurants and Coffee Shops: dine-in, carry-out and drive-through.

(5) Outdoor seating areas may be permitted as part of the site plan approval process.

(6) Bars, cocktail lounges, taverns, or saloons. Outdoor seating areas may be permitted as part of the site plan approval process.

(7) Convenience stores, gas stations, car washes, automobile repair and service businesses, excluding body repair and painting.

(8) Places of assembly such as churches, other places of worship, public and private schools, civic uses, and fraternal lodges.

(9) Child care centers and nursery schools.

(10) Commercial swimming pools, skating rinks, golf driving ranges, miniature golf courses, drive-in theaters, and similar recreational uses and facilities.

(11) Animal hospitals and veterinaries.

B. Office uses such as:

(1) Medical clinics, group medical centers, or the office of a doctor, dentist, osteopath, or similar profession.

(2) Business and professional offices including the following: law, engineering, real estate, insurance, banks, financial services, and similar uses.

C. Consumer fireworks sales. 2. Permitted Accessory Uses.

A. Private garage or carport.

B. Accessory uses and structures customarily incidental to any principal permitted use.

C. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon the completion or abandonment of the construction work.

3. Bulk Regulations. The following minimum requirements shall be observed subject to the modifications contained in Section 165.19.

Lot Area	No minimum requirement
Lot Width	No minimum requirement
Front Yard	No minimum for principal permitted uses. 20 feet minimum for accessory structures
Side Yards	No minimum for principal permitted uses unless adjacent to adjoining single-family, in which case the minimum setback shall be 50 feet. 5 feet for accessory structures.
Rear Yard	No minimum for principal permitted uses unless adjacent to adjoining single-family, in which case the minimum setback shall be 50 feet. 5 feet for accessory structures.
Principal Building Separation	25 feet
Accessory Building Separation	25 feet between principal building and accessory building
Maximum Height	Principal building – 8 stories Accessory building – 1 story
Floor Area Ratio	0.35

4. Off-Street Parking and Loading. One space per 250 square feet of retail and office uses. Spaces for all other uses shall be provided in accordance with the provisions of Chapter 168 of these zoning regulations.

5. Minimum Open Space. The total land area devoted to open space and landscaping shall not be less than 20 percent of the gross land area included in the building lot. Such open space shall be maintained as grassed and landscaped area and shall not include access drives, parking areas, structure, or buildings, except ornamental structures included as part of the landscaping theme.

6. Site Plan Requirements. See Chapter 160 of this Code of Ordinances and the adopted Kettlestone Design Guidelines.

#### 169.26 K-OF KETTLESTONE OFFICE DISTRICT.

The K-OF District is intended and designed to provide certain areas of the Kettlestone development with professional office uses consisting of single or multi-tenant buildings that are one or more stories tall. Sites should be well landscaped and buildings should have a high level of exterior finish to promote a professional image. The K-OF zoning designation is reserved for those properties located within the adopted Kettlestone District Boundary Map of the Kettlestone Design Guidelines document identifying areas for residential, commercial, office and mixed uses.

1. Principal Permitted Uses. Only the uses of structures or land listed in this section shall be permitted in the K-OF District.

A. Office uses such as:

(1) Business and professional offices including the following: law, engineering, real estate, insurance, accounting, bookkeeping, finance, banking (including retail banks with drive-throughs), stock brokerage, and uses of a like or similar nature.

(2) The office of a doctor, dentist, osteopath, chiropractor, optometrist, chiropodist, or similar profession.

(3) Clinics or group medical centers, including dental clinics, but not including animal clinics or animal hospitals.

(4) Hospitals, libraries, funeral homes, and mortuaries.

(5) Office buildings serving the management, research, design, marketing and production needs of the general business community.

B. The low-intensity commercial service uses, intended primarily to serve the occupants and patrons of the Kettlestone Office District, shall be permitted within a building, housing a use permitted above:

(1) Office supply stores.

(2) Computer and electronic equipment sales and service stores.

(3) Drug stores.

(4) Gift shops.

(5) Restaurants and coffee shops (not including drive-through restaurants and coffee shops).

(6) Travel agencies.

C. Places of assembly such as churches, other places of worship, public and private schools, civic uses, and fraternal lodges.

D. Consumer fireworks sales.

2. Permitted Accessory Uses.

A. Private garage or carport.

B. Accessory uses and structures customarily incidental to any principal permitted use.

C. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon the completion or abandonment of the construction work.

3. Bulk Regulations. The following minimum requirements shall be observed subject to the modifications contained in Section 165.19.

Lot Area	No minimum requirement
Lot Width	No minimum requirement
Front Yard	No minimum for principal permitted uses. 20 feet minimum for accessory structures
Side Yards	No minimum for principal permitted uses unless adjacent to adjoining single-family, in which case the minimum setback shall be 50 feet. 5 feet for accessory structures.
Rear Yard	No minimum for principal permitted uses unless adjacent to adjoining single-family, in which case the minimum setback shall be 50 feet. 5 feet for accessory structures.
Principal Building Separation	25 feet
Accessory Building Separation	25 feet between principal building and accessory building
Minimum Height	Principal building under 15,000 square feet – 1 story Principal building over 15,000 square feet – 2 stories
Maximum Height	Principal building – 8 stories Accessory building – 1 story
Floor Area Ratio	0.35

4. Off-Street Parking and Loading. One space per 250 square feet of retail and office uses. Spaces for all other uses shall be provided in accordance with the provisions of Chapter 168 of these zoning regulations.

5. Minimum Open Space. The total land area devoted to open space and landscaping shall not be less than 25 percent of the gross land area included in the building lot. Such open space shall be maintained as grassed and landscaped area and shall not include access drives, parking areas, structure, or buildings, except ornamental structures included as part of the landscaping theme.

6. Site Plan Requirements. See Chapter 160 of this Code of Ordinances and the adopted Kettlestone Design Guidelines.