

Art. 3—8

OFFICE COMMERCIAL DISTRICT (C-4)

A. This commercial district is intended to provide a quiet business environment and should be used to provide a buffer between major traffic-ways or intense commercial districts and residential districts.

B. Uses Permitted

1. Single—family, two—family, and multi—family dwellings.
2. Rooming or boarding houses.
3. Garage apartments.
4. Apartment hotels.
5. Art gallery.
6. Assembly buildings for nonprofit corporation or institution.
7. Business college.
8. Barber shop.
9. Beauty shop.
10. Laboratory for research and testing.
11. Library.
12. Hospital, sanatorium, convalescent or nursing home, and other medical facilities.
13. Museum.
14. Office buildings in which no activities carried on catering to retail trade for the general public, and no stock of goods is maintained for sale to customers. These shall include, but shall not necessarily be limited to, doctors, dentists, lawyers, architects, engineers, realtors, and insurers.
15. Public buildings.
16. Studio for professional work and including the teaching of any form of fine arts, such as music, drama, dance, or photography.
17. Public and private schools.
18. Recreational uses associated with and maintained primarily for the benefit and use of occupants and families of other permitted uses.
19. Shops and stores associated with and incidental to permitted uses listed

above.

20. Buildings and structures and uses customarily incident and accessory to the above uses.
21. Parking lots as required by permitted uses listed above.
22. One attached sign not exceeding 12 square feet in size, advertising businesses or services carried on in the principal structure. Attached signs may be illuminated only by a constant indirect ray, the source of which is not visible from any property line.
23. One detached sign not exceeding 12 square feet in area. The detached sign may not be closer than 10 feet from the right-of-way of any street and the height of any such unattached sign shall not exceed 5 feet from the ground. Detached signs may not be illuminated.
24. Each business establishment may affix no more than one banner on each visual side of its building which is temporary in nature provided that:
  - (a) Each banner shall not exceed 20 square feet in area,
  - (b) No banner shall be displayed more than 7 days in any 60 day period.
25. Other uses deemed appropriate upon review of the Planning Commission. The procedure for review of other uses shall be the same as that outlined for review of special uses in the C—2 District.

C. Area Regulations

1. The area requirements for dwellings and buildings accessory thereto shall be the same as requirements for uses in the R—2 Residential Zone Districts.
2. The following requirements shall apply to all other uses permitted in this district:
  - (a) Yard Requirements
    - (1) Front yard — All buildings shall be set back from the street right—of—way line to provide a front yard having not less than 25 feet in depth.
    - (2) Side yard — Where a side yard is adjacent to a residential district, no building shall be located closer than 25 feet to the side

lot line. In all other cases, no building shall be located closer than 20 feet to the side lot line except that where a former dwelling unit has been converted to a different use permitted under Article 3—4B, side yard requirements will be the same as those for the R—2 residential zone district.

(3) Rear yard — No building shall be located closer than 20 feet to the rear lot line.

(4) Coverage — Main and accessory buildings shall not cover more than 50 percent of the lot area and in no case shall the total gross floor area of the main building exceed the area of the lot.

D. Height Regulations

1. Height regulations for dwellings shall be the same as those of the R—2 residential district.
2. No building or structure shall exceed three stories or 35 feet in height unless approved by the Board of Zoning Adjustment.

E. Screening Requirements

Where property zoned C—4 abuts a residential district, a planting screen or other visual barrier to be approved by the Board of Zoning Adjustment shall be constructed by the property owner or potential user of the property prior to the use of such property for other than residential purposes in a manner that it provides a continual visual buffer between the two districts a minimum of 6 feet in height; except that such buffer shall not be placed within 15 feet of the paved surface of a street or highway.

F. Off—Street Parking Requirements

Off—street parking shall be provided in accordance with Chapter V. In all cases, the forwardmost 25 feet of the front yard shall be maintained as unobstructed open space and shall not be used for parking unless proper control is provided through curb lines, entrances and exits; and in no case will parking be permitted in a manner so as to result in an automobile backing into any street or otherwise interfering with moving traffic.