

**§ 152.036 PERFORMANCE STANDARDS FOR COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS.**

- (A) *Buffers.* All uses, excluding single and two-family dwellings where a structure or parking lot is located adjacent to a Residential or Agricultural District shall provide a buffer strip 35 feet in width.
- (1) The buffer strip shall be landscaped and screened.
  - (2) The buffer strip shall be landscaped with vegetation.
  - (3) The buffer strip shall be screened with a sight-obscuring fence, six feet in height or vegetation of sufficient type, density, and height so as to provide year-round screening acceptable to the Zoning Administrator and City Forester.
  - (4) All landscaping and screening shall be maintained.
  - (5) Accessory buildings, parking lots, and storage shall not be permitted in the buffer strip.
  - (6) All outdoor commercial or industrial storage shall be screened by an eight-foot, sight-obscuring fence from adjacent Residential or Agricultural Districts.
- (B) *Drive-in business.*
- (1) The entire area of any drive-in business shall have a drainage system approved by the Public Works Director.
  - (2) The entire area, other than that occupied by structures, landscaped area, or the required buffers, shall have a durable surface.
  - (3) Each drive-in business serving food shall place a trash receptacle at all entrances and exits as well as one receptacle in the parking lot per 20 parking stalls.
  - (4) A drive-in business shall front on designated arterial or collector streets.
  - (5) A solid fence not less than eight feet in height shall be constructed around all drive-in theaters.
- (C) *Lighting.* Lighting used to illuminate an off-street parking area or sign shall be arranged so as to deflect light away from any adjoining residential property.
- (D) *Shopping centers.*
- (1) Shopping centers shall be located adjacent to designated arterial or collector streets.
  - (2) An overall plan shall be submitted and approved, including architecture of all structures, parking, driveways, lighting, sidewalks, including sidewalks connecting adjacent neighborhoods, landscaping, and screening. This shall include Preliminary Plat of all lots, including those for peripheral developments. Final Plat shall be approved before certificate of occupancy is issued.
  - (3) Time limits for construction and completion shall be in accordance with this Chapter.
  - (4) The minimum lot area shall be two acres.
  - (5) To avoid the undesirable monotony, heat, and wind associated with large parking lots, landscaped islands shall be provided in parking lots containing more than 25 parking stalls. The total area of islands shall be at least two percent of the parking lot area, except that no island shall be less than the size of a standard parking stall. Islands shall

be surrounded by concrete curb. Islands shall be planted with a minimum two and one-half inch diameter tree at the rate of one tree per 150 square feet of island area.

(6) Driving area and parking area on the front and sides of structures shall not be any closer than ten feet to the structure, except for approved loading areas. The ten feet adjacent to structures is intended to be used for pedestrian traffic.

(7) Required drainage, landscaping, screening, parking, islands, and driveways shall be in place prior to issuance of an Occupancy Permit.

(E) *Off-street loading areas.*

(1) Any industrial structure which requires the receipt or distribution of materials or merchandise by trucks shall provide an off-street loading area.

(2) Loading areas shall be located adjacent to the building or use being served.

(3) Loading areas shall not be located within 35 feet of a Residential District or the intersection of two streets.

(4) Loading areas located in Industrial or General Business Districts shall be not less than 12 feet in width, 50 feet in length and 14 feet in height, exclusive of aisle and maneuvering space.

(5) Loading areas shall be improved with a durable material.

(6) Any place designated as a loading area shall not be used for the storage of goods, inoperable vehicles, or be included as part of the space requirements necessary to meet the off-street parking area.

(F) *Storage facilities in General Business Districts (C-2).*

(1) All storage shall be conducted within buildings.

(2) Maximum height of sidewalls of any building used for storage shall be 11 feet.

(3) No hazardous materials as defined by federal law or state law shall be allowed on the premises.

(4) All storage facilities located in Commercial Zoning Districts shall provide a buffer strip 35 feet in width between the storage facility and adjacent property.

(a) The buffer strip shall be landscaped with vegetation.

(b) The buffer strip shall be screened with a sight-obscuring fence eight feet in height or vegetation of sufficient type, density, and height so as to provide year round screening acceptable to the Zoning Administrator and City Forester.

(c) All landscaping and screening shall be maintained.

(d) Accessory buildings, parking lots, and storage shall not be permitted in the buffer strip.

(G) *Storage facilities in Central Business District (C-3).*

(1) All storage shall be conducted within buildings.

(2) Storage shall only be for goods used or sold within the principal building on the property.