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ARTICLE 7 COMMERCIAL ZONING DISTRICTS

Sections:

- 100 'CN' Commercial Neighborhood District
- 101 'CH' Commercial Highway District
- 102 'C' General and Service Commercial District
- 103 'PCD' Planned Commercial District
- 104 Parking Standards and Calculations

100 "CN" COMMERCIAL NEIGHBORHOOD DISTRICT

A. Neighborhood Commercial Services Districts are intended to provide business and commercial opportunities, primarily for retail trade or personal services, and for small employment centers in built-up or expanding areas, or central to clusters of rural housing. The uses in CN Districts will have light to moderate activity patterns, be free from odor, dust, excessive noise and traffic and will, in general be compatible with surrounding residential uses. Site plans are required for all uses

B. Permitted Uses.

1. Convenience stores 2,500 sq. ft. or less unless waived by the Planning Commission.
2. Personal services such as research, travel bureau, beauty & styling shops, self-laundry, dry cleaning, studios, mortuary, banking.
3. Crafts: fabrication and sales; sale of antiques.
4. Offices: for business, professional, institutional, research and testing.
5. Commercial educational uses; child/elder care (all types); public and private elementary or secondary schools.
6. Restaurants; food service without drive-up facilities unless the Planning Commission grants a waiver; private clubs and fraternal organizations, but does not include adult entertainment and sex oriented businesses.
7. Limited, small scale motels (20 units or less); bed-and-breakfast facilities. Lodges.
8. Electric, plumbing and similar services with enclosed storage; limited repair services, but does not include engine repair, except in conjunction with a service station.

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9. Commercial meeting facilities; training centers, research facilities.
10. Mail centers, video rentals, printing and photocopying services.
11. Veterinary clinics - small animal; veterinary supplies; pet stores.
12. Automobile service stations; auto parts; auto upholstery;
13. Office supplies & furniture sales.
14. General wholesale and retail.
15. Clinics and health care facilities; sales of health related equipment, goods, and supplies.
16. Package liquor sales
17. Reserved for future use.
18. Nursery and garden sales.
19. Reasonable and customary accessory uses; temporary uses during construction, re-construction or emergency

C. Conditional Uses.

1. Vehicle washing facilities – self service.
2. Storage facilities – warehouse, but not self storage.
3. Motels & hotels.
4. Reserved
5. Group homes.
6. Reserved
7. General wholesale and retail sales in buildings no larger than 5,000 sq. ft.

D. Use Rights and Limitations.

1. Reserved
2. All parking, drives, and entrances shall be surfaced with asphalt, or concrete, except that parking lots located in the rear yard of the

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principal building used exclusively for the storage of vehicles, or for remote, reserve parking may use recycled asphalt or gravel on compacted earth.

3. All parking and/or paved spaces must be separated from the paved/graveled portion of the right-of-way by a seeded or planted landscape area of no less than 8' in width unless modified by a variance or site plan amendment.

4. All entrances to public right-of-way shall maintain a clear vision triangle calculated 45 degrees either direction measured 20' from the point of intersection to the delineated stop line [see definitions].

5. Loudspeakers or other advertising devices such as strings of lights, balloons, portable signs, or search lights may not be used [except by temporary permit for a 30 consecutive day period in any one year issued by the zoning staff].

6. All outdoor lighting must be shielded and focused to direct light onto the premises and away from adjoining residential properties.

7. In "CN" Commercial districts, multiple commercial structures are allowed on a single zoning lot. Adequate setback and yards and parking spaces must be maintained to anticipate future lot splits.

8. In "CN" Commercial districts multiple businesses in one structure are permitted provided that adequate parking and circulation are maintained.

9. In all cases, except when waived by the zoning staff, all "CN" commercial uses abutting a residence or a "CH" zoning district [other than owned by the operator] shall erect a solid, wood, masonry or composition perimeter fence no less than 8' in height.

10. Reserved

11. All "CN" Commercial uses shall comply with all applicable standards related to access and accommodation for the disabled. All facilities, except for those having no workforce [such as mini-storage] shall provide at least one unisex, handicapped toilet facility unless posted "no public restroom available."

12. "CN" Commercial uses, when located in or adjacent to residential areas, or areas identified in the Comprehensive Plan as "planned for residential growth" are required, unless the Planning Commission grants a special site plan waiver, to incorporate an *external residential design* appearance. At a minimum, this must include: a pitched roof with residential appearance [including standing seam roofs]; residential composition, wood, masonry, or

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manufactured stone/brick siding; a permanent foundation; and low maintenance landscaping.

Other residential design elements, which may be required by site plan review and approval to protect nearby residential values, may include: porches, covers, or canopies, matching accessory buildings, and parking lot landscaping.

13. Reserved for future provisions.

14. Reserved for future provisions.

Table 1: CN Commercial Neighborhood Area Standards			
BASELINE LOT SIZES			
TYPE	LOT SIZE	COMMENTS	
Commercial Use	By review	Adjusted by site plan review	
Other permitted Uses	By review	Adjusted by site plan review	
YARD REQUIREMENTS			
Commercial with Residential Use	Appendix C	Rear – 15' principal or accessory or by site plan review	
Commercial	Appendix C	Rear – 15' principal or accessory or by site plan review	
Other permitted Uses	Appendix C	Rear - principal or accessory or by site plan review	
Note: No structure may be placed closer than 4' to an easement			
ROADSETBACKS – ALL USES			
U.S. or State Highway	70'	See also Appendix C	
County Road	60'	See also Appendix C	
Frontage/Internal Road	35'	See also Appendix C	

101 "CH" COMMERCIAL HIGHWAY DISTRICTS

A. The purpose of the "Highway and Corridor" Commercial Zoning District is to provide a wide range of retail facilities, personal services, offices, sales, trade, and related accessory uses to serve both incorporated and non-incorporated areas along major transportation corridors. Although these districts are designed primarily for motor vehicle traffic, they are also intended to provide commercial and employment opportunities to rural production areas and growing non-farm neighborhoods along designated transportation routes.

B. Permitted Uses [Site plans are required for all commercial uses].

1. Self-service laundry; beauty or hair care shops

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2. New and/or used auto/RV sales, repair; motor rebuilding; body repair
3. Motorcycle sales, repair.
4. Sale of veterinary supplies; tack and related riding supplies
5. Veterinary offices
6. Livestock, farm implement sales and repair and supplies
7. Fabrication and/or sales of crafts; hobbies; antiques; retail or wholesale of wood and stone products; sale and fabrication of signs and advertising devices
8. Commercial meeting facilities; training centers, research facilities
9. Funeral and or/mortuary facilities; crematory
10. Wood and metal fabrication; product assembly
11. Construction offices and/or construction equipment storage
12. Commercial child and/or elder care in commercial style and or remodeled buildings
13. Government, utility or semi-public agency offices
14. Professional offices, studios, and personal services such as, but not limited to, travel bureau, banking and financial institutions [including drive-in], research facilities, home health equipment and supplies; pharmacy; medical supplies.
15. Photocopying, printing, office supplies; photography
16. Convenience centers and stores; service stations; general retail sales
17. Car wash; rental equipment; storage and rental storage
18. Clinics and other health care related services
19. Mail centers, video rentals
20. Package liquor
21. Public and private entertainment facilities (does not include adult entertainment or sex-oriented businesses); food service,

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catering, food preparation; bakery products, restaurants

22. General retail sales

23. Furniture, home-office furnishings and appliance sales.

24. Trades: plumbing, wood working, cabinetry, crafts and related retail sales

25. Hotel or motel

26. Reserved

27. Small scale amusements such as miniature golf

28. Sale and repair of farm and ranch related equipment, machinery, and vehicles

29. Uses similar to those listed above and related accessory uses.

C. Conditional Uses

1. Commercial Bed-and-breakfast lodging accommodations;

2. Adult entertainment and/or sex-oriented businesses: **criteria**

a. Demonstration of adequate parking.

b. No service of liquor or cereal malt beverage license.

c. Located at least 1,000 feet from the nearest place of worship used exclusively or primarily for religious worship, public or private school, a residence or land zoned residential, a funeral chapel or home, public park, or a child care facility; at least 1,000' from another adult entertainment use, or any facility licensed to serve alcoholic beverages.

3. Cut stone or masonry fabricating facilities operating totally within an enclosed building of 5,000 sq. ft. or less, that have no objectionable light, odor, glare, noise, or vibration detectable at lot lines.

4. Dwelling units for property guardians or security personnel, or proprietors having a bon-fide and demonstrable need for continuous property monitoring. Living quarters shall [normally] be enclosed within the principal structure unless the principal structure(s) is used for storage, fabrication, or similarly incompatible activities. If a manufactured home is used for the residence, it must have a residential design.

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5. Livestock sales and animal auction facilities
6. Rental equipment; rental cars and trucks
7. Trucking facilities; indoor firing range
8. Auction facilities; flea markets, surplus materials
9. Welding supply, storage, and distribution.

D. Use Rights and Limitations.

1. Scrap materials, non-operative motor vehicles or machinery, disassembled machinery, debris, construction materials or equipment, and used machinery parts must be stored within a defined area behind a screening fence. At a minimum, the screen must be a solid wooden or slat filled metal fence, and may also consist of, shrubbery and trees, or earth-berms, or a combination of these methods (see Definitions Section for specifications on screening).
2. All parking, drives, and entrances shall be surfaced with asphalt, or concrete, except that parking lots located in the rear yard of the principal building used exclusively for the storage of vehicles, or for remote, reserve parking may use recycled asphalt or crushed rock on compacted earth.
3. All parking and/or paved spaces must be separated from the paved/graveled portion of the right-of-way by a seeded or planted landscape area of no less than 8' in width unless modified by a site plan amendment.
4. Reserved for future amendments
5. Reserved for future amendments.
6. All outdoor lighting must be shielded and focused to direct light onto the premises and away from adjoining residential properties.
7. In "CH" Commercial districts, multiple commercial structures are allowed on a single zoning lot. Setbacks, yards, and parking spaces must be maintained to anticipate future lot splits.
8. In "CH" Commercial districts multiple businesses in one structure are permitted provided that adequate parking and circulation are maintained.

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Table 1: CH Commercial Highway Area Standards			
BASELINE LOT SIZES			
TYPE	LOT SIZE	COMMENTS	
Commercial Use	By review	Adjusted by site plan review	
Other permitted Uses	By review	Adjusted by site plan review	
YARD REQUIREMENTS			
Commercial with Residential Use	Appendix C	Rear – 25' principal or accessory or by site plan review	
Commercial	Appendix C	Rear – 20' principal or accessory or by site plan review	
Other permitted Uses	Appendix C	Rear - principal or accessory use by site plan review	
Note: No structure may be placed closer than 4' to an easement			
ROW SETBACKS – ALL USES			
U.S. or State Highway	70'	See also Appendix C	
County Road	60'	See also Appendix C	
Frontage/Internal Road	35'	See also Appendix C	

9. In all cases, except by specific site plan approval, all "CH" commercial uses abutting a residence [other than owned by the operator] shall erect a solid, wood perimeter fence no less than 8' in height in the side or rear yard if the residence is 50' or closer to the property line.

10. All "CH" Commercial uses shall provide/ maintain storm water retention or detention facilities - when necessary -to retain storm water runoff in excess of the historic flow from the undeveloped site. The storm water facilities shall be designed for a 25 year storm unless modified by the Director of Public Works.

11. All "CH" Commercial uses shall comply with all applicable standards related to access and accommodation for the disabled. All facilities, except for those having no workforce [such as mini-storage] shall provide at least one unisex, handicapped toilet facility unless posted "no public restroom available."

102. "C" General and Commercial Service District.

A. The "C" General Commercial District is a more intense use district than the "CN" Neighborhood Commercial District. The purpose of this district is to accommodate uses that are heavy traffic generators, uses that require large scale parking and storage needs, or businesses which must use extensive outside storage facilities; and, businesses that require extended or continuous hours of operation. Normally, general commercial uses require separation from residential areas by using transitional zones or by requiring residential design appearance reviews.

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B. Permitted Uses.

1. Uses and accessories permitted in "C" districts [site plans are required].

Amusements	Skating Rinks
All Motor Vehicles Sales/Service	All motor vehicle repair
All food service	Roofing Materials
Nursery/sales	Lumber yards
Grocery	Package/Convenience sales
Farm Implement	Banking/drive-in
Veterinary	New parts sales
Recreation	Welding/Trailer Sales
Service and Repair	Appliance Sales and Repair
Restaurant/tavern	Finance, printing
Communications and towers	Electrical/Plumbing
Hotel/Motel	Antiques
Auto body	Car wash/cleaning
Agri-supplies	Garden sales
Small engine repair	Printing/Distribution
General supplies	Furniture/Carpet
General tourist sales	Recreational vehicles
Hardware - retail/wholesale	General Merchandise/Discount
Stores	
Government offices	Special Dist. Facilities
Broadcast studios	Bakery/Dairy - wholesale and
Retail.	
Outpatient care	Hospitals
Home stores and remodeling	Hobbies/Pets
Convenience stores	Sale of construction equipment
Boats/motorcycle sales/storage	Churches/Chapels
Sporting goods	Parking Lots
Convention facilities	Light fabrication and assembly

2. Customary accessory uses

3. Multiple businesses within the same building or different buildings are allowed if site planning requirements and sanitary provisions can be satisfied. Mixed use incorporating residential, "CH" - "CN" and "M-1" is permitted by site plan. Mixed use design shall incorporate clear separation of uses that are, by their nature, clearly incompatible with surrounding businesses.

C. Conditional Uses

1. Commercial animal research, genetic, and experimentation facilities used in conjunction with a veterinary office or under the

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control of a veterinarian or research scientist.

2. Child and elder care facilities located in accessory commercial facilities or buildings adapted to a commercial use.

a. Limit of 15 individuals not including adult or staff supervision.

b. Facility licensed by Social Rehabilitation Services or other responsible agency of the State of Kansas.

c. Facility clearly screened and separated from adjoining residential uses.

d. Reasonable expectations that the facility will not significantly reduce nearby residential properties or increase neighborhood vandalism.

3. Warehouses; parcel services.

4. Trucking facilities/truck stops.

5. Communication towers in accord with the guidelines in Article 5, 100 A-1 Agriculture D - Conditional Uses (Communication Towers) 12.

D. Use Rights and Limitations.

1. Scrap materials, non-operative motor vehicles or machinery, disassembled machinery, debris, construction materials or equipment, and used machinery parts must be stored within a defined area behind a screening fence. At a minimum, the screen must be a solid wooden or slat filled metal fence, and may also consist of, shrubbery and trees, or earth-berms, or a combination of these methods (see Definitions Section for specifications on screening).

2. All parking, drives, and entrances shall be surfaced with asphalt or concrete, except that parking lots located in the rear yard of the principal building used exclusively for the storage of vehicles, or for remote, reserve parking may use recycled asphalt on or crushed rock compacted earth.

3. All parking and/or paved spaces must be separated from the paved/graveled portion of the right-of-way by a seeded or planted landscape area of no less than 8' in width unless modified by a variance or site plan amendment.

4. All entrances to public right-of-way shall maintain a clear vision triangle calculated 45 degrees either direction measured 20' from

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the point of intersection to the delineated stop line [see definitions].

5. Loudspeakers or other advertising devices such as strings of lights, balloons, portable signs, or search lights may not be used, except by temporary permit for a 30 day period in any one year issued by the Zoning Administrator.

6. All outdoor lighting must be shielded and focused to direct light onto the premises and away from adjoining residential properties.

7. Multiple commercial structures are allowed on a single zoning lot. Setback and yards and parking spaces must be maintained to anticipate future lot splits.

8. Multiple businesses in one structure are permitted provided that adequate parking and circulation are maintained.

9. In all cases, except by specific variances, all commercial uses abutting a residence [other than owned by the operator] shall erect a solid, wood perimeter fence no less than 8' in height.

10. All commercial uses shall provide/ maintain storm water retention or detention facilities - when necessary -to retain storm water runoff in excess of the historic flow from the undeveloped site. The storm water facilities shall be designed for a 100 year storm unless modified by the Director of Public Works.

11. All commercial uses shall comply with all applicable standards related to access and accommodation for the disabled. All facilities, except for those having no workforce [such as mini-storage] shall provide at least one unisex, handicapped toilet facility unless posted "no public restroom available."

12. Reserved for future amendments

13. Loading bays and/or docks must be located to the rear or side of all principal or accessory buildings.

14. Reserved

15. All refuse must be stored in specially designed enclosures that have an appearance which is compatible with surrounding buildings.

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Table 1: C General Commercial Area Standards		
BASELINE LOT SIZES		
TYPE	LOT SIZE	COMMENTS
Commercial Use	By review	Adjusted by site plan review
Other permitted Uses	By review	Adjusted by site plan review
YARD REQUIREMENTS		
Commercial with Residential Use	Appendix C	Rear – 20' principal or accessory or by site plan review
Commercial	Appendix C	Rear – 20' principal or accessory or by site plan review
Other permitted Uses	Appendix C	Rear - principal or accessory or by site plan review
Note: No structure may be placed closer than 4' to an easement		
FRONT SETBACKS – ALL USES		
U.S. or State Highway	70'	See also Appendix C
County Road	60'	See also Appendix C
Frontage/Internal Road	35'	See also Appendix C

103. "PCD" Planned Commercial District

A. The purpose of the "PCD" district is to permit flexible design and regulatory control in a planned retail, corporate, business, office, and service center. Public sewer and water, permanent infrastructure, and an aesthetic environment with high density commercial uses are expected.

The purpose of the "PCD" Business Park Overlay district is to permit flexible design and regulatory control in a planned corporate, business, office, light industry/fabrication and service center environment. The expectation is an owner-occupant Business Park with only minimal rental – absentee or speculative buildings.

Density allowances are moderate, but not less than one-half acre per lot with no more than 50 percent building coverage. Businesses selling goods at retail, except as incidental sales, are only permitted as a conditional use to facilitate opportunities to the general neighborhood.

The PCD requires professional design, site planning and landscaping assistance similar to the other Planned Districts in this ordinance, and is not intended to be used for relatively simple mixed use design provisions.

B. Permitted Uses.

1. Distribution centers and warehouses; mail order fulfillment; call centers; parcel, packaging and mailing services

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2. General offices for professional service such as health care, legal, finance, real estate, insurance medical, engineers and architects/designers, dental, research and experimentation but not veterinary services.
3. Research and scientific laboratories & firms; general business and administrative offices;
4. Communications; internet service providers; wireless and networking services.
5. The assembly of parts and/or components into final products.
6. General offices; limited service centers for plumbing, heating & air conditioning & electrical, provided that all equipment, machinery & service vehicles are parked or stored in a building or behind a solid screening fence or other screening method approved by the Planning Commission.
6. Uses customarily accessory to a permitted use including the sales and display of goods manufactured, processed, or fabricated on the premises and those activities, such as retail sales, clearly incidental to the conduct of the permitted service, business, or industry.
7. Uses having the same characteristics and use intensity levels as those listed above, but no use shall emit smoke, glare, noise, dust, odor or other emissions that can be detected beyond lot lines.

C. Conditional Uses.

The following mixed retail, general service and personal services may be permitted by conditional use permit under the following criteria:

- a. Residential uses as part of the overall, integrated plan. Residential uses are normally limited to second story locations.
- b. An indication that parking and traffic patterns would not impede the normal course of business on nearby lots;
- c. An indication that the primary purpose of the conditional use is "service and goods" rather than only the purchase of goods at retail;
- d. The a plan that provides reserve or cooperative parking for overflow and special events;

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e. Reserved for future amendments

Uses:

1. Prescription pharmacy; beauty parlor or barbershop; photographer's or artist's studios; schools for business, art and languages; public and charitable agencies; jewelry store; gift shop; optician; research laboratories; camera shop; tailor's shop; stationery and books; toys; custom furniture manufactured on the premises; music, musical instruments, supplies and records; men's, women's and children's clothes and accessories; linen and other yard goods; electrical supplies, including radio and television; office supplies; art gallery; sporting goods; florist; orthopedic supplies; gourmet shop; milliner or millinery shop; cabinetmaker; upholstery; weaver or knit and yarn shop; and other similar limited service and retail uses.

2. Fitness, exercise and dance centers; restaurant, fast food and beverage shops, day care facilities; baking and confectionary; household hardware; hobbies and pets, but not pet grooming or boarding; bicycle sales and service.

D. District Implementation.

1. The PCD district review and implementation process follows the same procedure as the PUD district in this ordinance. The minimum project area requirement for the PCD is four (4) acres, and direct access to at least one major thoroughfare road {Arterial or frontage to Arterial, or Collector Street} is required.

E. Projection Initiation.

1. All PCD projects must be initiated (unless waived by departmental staff) by the submission of a sketch plan and an informal meeting with the Director of Planning, The Director of Public Works, and the Zoning Administrator.

2. The anticipated use of all buildings, regular parking and reserve areas, and site entrance(s) must be designated prior to initiating the preparation of a site plan.

3. If required, a professional traffic study indicating projected loads, flow and parking requirements, must be prepared by a qualified professional.

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F. Project Performance Requirements

1. All business, services, and sales shall be conducted inside a building or a screened area except for occasional "side walk or special sales" unless waived by the Planning Commission. A merchant's display area is not permitted in the PCD without specific waiver from the Planning Commission during the site plan review.
2. The storage of outside materials is permitted only behind a solid screen on a prepared surface. The screen must be constructed of masonry or solid treated wood and may also consist of, shrubbery and trees, or earth-berms,- or a combination of these methods. Vehicles used in conjunction with a business or industry must be parked in a separate parking lot to the rear of buildings. Uses and activities exempt from outside storage limitations and screening requirements shall consist of the following:
 - a. Flora grown or stored on the premises of a nursery.
 - b. Reserved for future use.
3. Reserved for future amendments
4. All parking, drives, and entrances shall be surfaced with asphalt or concrete, except that parking lots located in the rear yard of the principal building used exclusively for the storage of vehicles, or for remote, reserve parking shall be exempt from this requirement and may use gravel on compacted earth. Lot entrances shall be "on grade" with existing frontage or main roads
5. All parking and/or paved spaces must be separated from the paved/graveled portion of the right-of-way by a green (seeded) and landscape area of no less than 12' unless a waiver or site plan amendment is granted. At least 15% of the project area must remain in open space.
6. All entrances to public right-of-way shall maintain a clear vision triangle calculated 45 degrees either direction measured 20' from the point of intersection to the delineated stop line.
7. All signs and other advertising devices must be specified in the conditions, covenants, and restrictions of the PCD. As a general standard, all proprietors are entitled to a name plate sign with or without a company logo and each separate principal building is entitled to a kiosk or monument sign giving the name of all proprietors in the principal building.
8. All outdoor lighting must be shielded and focused to direct light

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onto the premises and away from adjoining properties.

9. In "PCD," multiple commercial structures are allowed on a single zoning lot provided that they remain under a single ownership. Setback and yards and parking spaces must be maintained to anticipate future lot splits.

10. In "PCD" multiple proprietors are permitted in one structure provided that adequate parking and circulation are maintained.

11. Appearance - new buildings erected in the "PCD" shall be constructed of new or restored materials and coordinated color scheme that is not excessively different than surrounding commercial uses. Metal buildings shall incorporate an attractive masonry or similar facie. Accessory buildings shall incorporate essentially the same color scheme as the principal structure. Open building or pole type structures are not permitted.

12. In all cases, permission of the Planning Commission, all "PCD" uses abutting a residence [other than those owned by the operator] shall erect a solid, wood perimeter fence no less than 6' in height.

13. All "PCD" uses shall provide and maintain storm water retention/detention facilities designed to retain storm water runoff in excess of the historic flow from the undeveloped site. The storm water discharge and retention or detention facilities shall be designed for a 100 year storm unless modified by the Director of Public Works.

14. All "PCD" uses shall comply with all applicable standards related to access and accommodation for the disabled. All facilities, except for those having no workforce [such as mini-storage] shall provide at least one unisex, handicapped toilet facility (unless a "no public restroom sign is posted.)

15. Buildings shall be subject to the following appearance and design review guidelines:

a. Building(s) shall incorporate a building front and facie pattern that avoids the appearance of a continuous, unbroken front and shall use vertical or horizontal patterns to vary the linear nature of large storefronts. The storefront shall incorporate wood, masonry, or other attractive design materials to treat the unattractive nature of metal buildings.

b. Outlying buildings [uses separate from the principal merchandise store] must incorporate separate landscaping

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design and buffering to provide an offset from the general parking lot.

c. Reserved

d. All parking spaces must be clearly delineated and painted. Traffic flow must be directed by the uses of painted directional symbols of the surface of the parking lot, by directional signs, or both. Handicapped parking spaces shall only be located in the front of the first tier of parking spaces, or at building fronts.

e. Storefront(s) must employ signage design elements that give the appearance of a unified color and scale scheme for all building, projecting, and/or flat signs and logos.

f. Specific variances and/or site plan waivers may be granted for the above requirements in the case of practical difficulties related to difficult lot design, topography, or excessively narrow lots of record.

16. Loading bays and/or docks must be located to the rear of all principal or accessory buildings.

17. All "PCD" commercial buildings that are used for, or incorporate a designed space for places of assembly of 150 persons or more are required to submit a detailed floor plan of the assembly area.

This detailed plan shall be prepared by a licensed architect or architectural/engineer and shall follow professional standards employed by standard life safety building design.

This shall include, but is not limited to: ingress and egress; corridors and corridor widths; fire detection and fire suppression devices; emergency lighting; emergency vehicle and fire equipment parking zone.

G. Substitutions and Project Finalization

1. If the site plan for a "PCD" is found to be insufficient in design detail or solution, the Planning Commission may, upon its own motion reduce the PCD to "mixed use" "CN" district which does not allow industrial or institutional uses.

2. The Planning Commission may impose any reasonable restriction or conditions on a "PCD" preliminary plat to make it more compatible with surrounding districts, promote traffic safety, the public convenience, health, and welfare.

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H. Special Notes

1. Design plans and site plans for the PCD require the assistance of a professional. After an initial conference with the Planning and Development Staff, applicants should retain professional design and engineering consultants.

Applicants should prepare themselves for an extensive briefing and presentation before the Planning Commission. Incomplete or insufficient preparation will result in a postponement of a scheduled hearing.

TABLE C-4: "PCD" AREA STANDARDS
BASELINE LOT SIZES
The baseline lot size is 20,000 sq. ft. It is assumed that all PCD proposals will be serviced by central water and sewer. Lot sizes may be increased or decreased by the Planning Commission to insure compatibility with height requirements, storage needs, and anticipated future conversion or additions.
Road Type
All set backs and yards are determined during platting and site plan review procedures.

104. Parking Standards and Calculations

A. General Parking Calculations

TABLE C-5: AVERAGE SPACE/PARKING REQUIREMENTS				
USE	Parking	Overflow	Reservoir	C
General Office	1 per 300 sq. ft	50%	None	Low
General Office - Customer	1 per 200 sq. ft	75% + employee	50 % of capacity	Medium
Service - No Sales (parts)	1 per 400 sq. ft.	25%	25% of capacity	Low

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Service - Merchandise Sales	1 per 200 sq. ft.	50 % + employees	30% of capacity	High
Retail - Convenience - 1000 sq. ft. or less	1 per 150 sq. ft.	25% plus employees	100% of capacity	High
Retail - Convenience 1,000 sq. ft. or more	1 per 125 sq. ft.	50% plus employees	100% of capacity	High
Retail/Personal Service [Video; Copying, Etc]	1 per 125 sq. ft.	50% + employees	50% of capacity	High
Retail - General Merchandise	1 per 200 sq. ft. to 1 per 50 sq. ft.	50% + employees	25% to 100% of capacity	Medium
Retail - Specialized Mercantile [Furniture; Home Sales; House wares	1 per 400 sq. ft.	25% + employees	100% of capacity	Medium to High
Taverns - Entertainment	% of total occupancy	50% + employees	Negotiated with Directors of Planning and Public Works	Medium
Govt., Utilities, Etc	1 per 400 sq. ft.	25% + employees	50 % of capacity	Low
Public/semi-public assembly of any type	Assembly occupancy	By Review	Negotiated with Directors of Planning and Public Works	Medium
Funeral	Occupancy	50 % + employees	50 % of capacity	Low
Church/Chapel	a total occupancy	25 %	50 percent of capacity	Low
<p>NOTE: Minimum parking standards may be adjusted to greater or lesser standards to account for location, expected circulation flows, and conversion probabilities by the Director of Planning, the Director of Public Works and the Planning Commission. Specific uses not included in this table shall use commonly accepted parking and circulation standards promulgated by APA's Planning and Urban Design Standards</p>				

B. Required Dimensions and Standards For Regular Parking Spaces.

1. Unless waived or modified by the Director of Planning and the Director of Public Works, parking requirements for all
2. commercial uses shall be subject to the calculations in

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Table C-5:

- a. **Parking** - the average minimum required parking spaces.
- b. **Overflow** - peak demand parking spaces held in reserve.
- c. **Reservoir** - unused space to be reserved for additional parking
- d. **C** - Average probability that the use will change in the near future.

C. General Parking Requirements

1. All parking spaces shall be on a prepared surface of concrete or asphalt.
2. Unless otherwise specified in this ordinance or waived by the Directors of Planning and Public Works, overflow parking spaces shall be on a prepared surface of concrete or asphalt. If waived or modified the parking surface shall be prepared on compacted soil with a minimum of 5" of AB 3 or 4 gravel.
3. All regular parking spaces on hard surfaces shall be delineated using painted lines or pre-cast concrete parking blocks.
4. The minimum dimension for all regular parking spaces shall be 10' - 12' in width and 18' to 20' in depth, depending on site plan design.

D. Required Dimensions and Standards For Disability Parking Spaces.

1. All disability parking spaces shall be on a prepared surface of concrete or asphalt.
2. All disability parking spaces on hard surfaces shall be delineated using painted lines. Each space shall be clearly marked using a painted disability symbol and a sign at the front of the space indicating that is reserved for the disabled.
3. The minimum dimension for all regular disability parking spaces shall be 12' in width and 20' in depth on a level surface.
4. The minimum dimension for all van and/or wheelchair accessible parking spaces shall 13' in width and 20' in depth and accompanied by a parallel loading zone 5' wide and 20 feet long.

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5. The number of disability spaces shall be proportionate to the total number of spaces and overall need (minimum of one regular or van accessible space per 25 parking spaces) and positioned in close proximity to entrance doors.
6. Curb cuts are required whenever sidewalks or parking spaces are being constructed or reconstructed. Ramps and curb cuts shall not exceed a maximum slope of one-in-twenty and shall blend with the common level of the street. All ramps and curb cuts shall be 40" minimum in width. Ramps must not extend out to any traffic lane, nor located where they could be blocked by a parked vehicle. If ramps are not placed at a corner, they must begin at least 48" from any obstruction. Ramp sides must be flared to grade on at least a 30° angle or protected by a handrail or a curb to grade.
7. All curb cuts and ramps shall employ a non-slip surface; elevated ramps up to buildings shall be provided with handrails.
8. Walks leading from parking lots to the building entrance shall have a continuous common surface, not interrupted by steps, and level at doorways.
9. Walks shall be 48" minimum and slope not more than one-in-twenty.