

APPENDIX B: NEW LIMITED COMMERCIAL (C-4)
ZONE

59-C-4.37 C-4 ZONE - PURPOSE AND DEVELOPMENT STANDARDS

59-C-4.371 Purpose. It is the intent of this zone to provide locations for low-density commercial uses of a nature which are compatible with locations on arterial or major roads outside of central business districts and regional shopping centers and where low intensity development is necessary to preclude an adverse impact on public facilities in the area.

59-C-4.372 Building Height. No building shall exceed the following height limits:

- Stories -- 2.
- Feet -- 30.

59-C-4.373 Floor Area. The total floor area of buildings, including cellars, shall not exceed 0.25 FAR.

59-C-4.374 Coverage Limitations:

- Building shall occupy not more than 25 percent of the lot.
Green area shall be provided for not less than 10 percent of the lot.

59-C-4.375 Lot Frontage. No building permits shall be issued for new construction in the C-4 Zone except on lots having a minimum frontage of 100 feet on an arterial or major road.

59-C-4.376 Setbacks. All buildings shall be set back from lot lines at least as follows:

- (a) From any street right-of-way the most restrictive of the following:
 - (1) If the right-of-way line is established on a master plan - 10 feet.
 - (2) Be equal to the majority of the lots fronting on that street, but not less than 10 feet.
 - (3) If there is no master plan showing the right-of-way line, the setback shall be 60 feet from the center line of the street.
- (b) No side or rear setback shall be required, except that if the building has windows or apertures providing light, access or ventilation to a habitable space facing the side or rear lot line, or if such lot line adjoins a residential zone not recommended for commercial or industrial zoning on an approved and

adopted master or sector plan, the setback shall not be less than that required in the adjoining zone. All setbacks required by this subsection shall be maintained as green area with appropriate landscaping and screening provided.

59-C-4.377 **Parking.** Parking shall be provided in accordance with Article 59-E of this chapter and shall be so located as to have a minimal impact on any adjoining residential properties. All such parking shall be provided on land which is in the C-4 Zone and shall be appropriately screened from adjacent uses.

59-C-4.378 **Special Regulations - C-4 Zone.**

Development above FAR 0.25. In order to encourage the orderly grouping and planned development of low-intensity, highway commercial centers, to limit the number and to control the location of access points to C-4 zoned sites, and to generally enhance the appearance of small commercial centers located along major roadways, the following optional method of development may be permitted, provided that the applicable approved and adopted master plan does not indicate that higher intensity commercial development above FAR 0.25 would be unsuitable for the applicable site; and provided further that the following site development standards

and site plan review procedures shall be in effect. If this method is used, all of the above requirements of the C-4 Zone shall be met except as follows:

- (a) **Minimum area of lot.** The optional method of development shall not be permitted on a lot or parcel of land which has a total area of less than two acres.
- (b) **Development density.** Increases in the floor area of buildings, above FAR 0.25, may be permitted, up to a maximum FAR 0.75, upon a finding by the Planning Board that an increased amount of floor area, above FAR 0.25 would be compatible with the intensity of surrounding existing and planned land uses, would not have an adverse impact on existing and planned public facilities in the area and would be in accord with the land use recommendations and guidelines of the applicable approved and adopted master or sector plan.
- (c) **Height limit.** No building shall exceed three stories or 40 feet in height.
- (d) **Maximum lot coverage.** The building coverage may be increased to a maximum of 35 percent of the lot.
- (e) **Setbacks.** The setback from adjoining residentially zoned land, not

recommended for commercial or industrial zoning on an approved and adopted master or sector plan, shall not be less than either the setback required in the adjacent residential zone or the height of the building, whichever is greater.

- (f) Development procedures. The procedures for site plan approval shall be as set forth in Division 59-D-3.

	C-T	O-M	C-O	C-P	C-1	C-2	C-3	C-4	H-M	Country Inn
Pipelines, above ground			P			P				
Pipelines, underground			P	P		P				
Public utility buildings							P			
Public utility buildings and structures	SE1	SE1	SE	SE	SE1	SE	SE	SE1		
Radio and television broadcasting stations and towers			SE			SE	SE			
Radio and television broadcasting studios						P		P		
Railroad tracks			P			P		P		
Taxicab stands					P	P		P		
Telephone and telegraph lines			P			P				
Telephone and telegraph lines, underground				P						
Telephone office and Communications centers		P	P	P		P				
COMMERCIAL			SE5	SE5					P2	
Retail sales and personal services						P		P		
Retail trades, businesses, and services of a general commercial nature						P		P		
Antique shops, handicrafts or art sales					P	P		P		P7
Appliance stores						P		P		
Automobile parts, supplies and tire stores					P6	P		P		
Automobile sales, indoor						P		P		
Automobile sales, outdoors						SE	P			
Boat sales, indoors							P			
Boat sales, outdoors							P			
Book stores										
Building materials and supplies					P	P		P		
Convenience Food & Beverage										
Country Inns										P
Delicatessen			SE5	SE5				P		
Department stores						P				
Drug stores			SE5	SE5	P	P		P		
Eating and drinking establishments, excluding drive-ins										
Eating and drinking establishments, including drive-ins	p3	p3	SE5	SE5	p4	P		p4	P	
Farm implements, storage and sales						SE	P	SE		
Feed and grain, storage and sales						P		P		
						P		P		

¹Except towers which exceed the maximum height permitted in the zone.

²Subject to the requirements of section C-4.387.

³Provided that there shall be no direct entrance from the street.

⁴Provided that no dancing, or entertainment except music, is offered.

⁵See "Retail establishments in an office building," section 59-G-2.48.

⁶When located in a shopping center containing at least 50,000 square feet of commercial floor area and fronting on an arterial road, or highway, provided that no reconditioning, repair or installation work is performed on or about the premises; and that there be no outside storage.

⁷Subject to the requirements of Section 59-C-4.399.

C-T	O-M	C-O	C-P	C-1	C-2	C-3	C-4	H-M	Inn
	P	P				P			
Car washes									
Child day care facilities	P	P		P	P		SE		
Clinics	P1	P1	P1		P		P1		
Drive-in banks						P			
Dry cleaning and laundry establishments ²				P	P		P		
Dry cleaning and laundry pick-up stations		SE5	SE5	P	P		P		
Duplicating Services				P					
Educational institutions, private	P	P	P		P				
Eleemosynary and philanthropic institutions	P	P3	P	SE	P	SE	P		
Express or mailing offices					P				
Fire stations, publicly supported	P	P			P		P		
Funeral parlors or undertaking establishments	SE	SE	SE		P	P	SE		
Furniture or upholstery repair shops						P	SE		
Hospitals		SE			SE				
Hospitals, veterinary				SE	P7	P7			
Laboratories					P				
Laundromats, self-service				P	P		P		
Nursing and care homes					P				
Offices, general		SE			SE				
Offices, insurance claims	P	P	P		P				
Offices, professional and business						P			
Offices, real estate				P4			P4		
Publicly owned or publicly operated uses	P	P	P	P	P	P	P	P	P
Religious institutions	P	P	P		P				
Roofing Contractor							SE9		
Shoe repair shops				P	P		P		
Sign painting shops					P				
Tailoring or dressmaking shops				P	P		P		
Telegraph or messenger service				P	P		P		
Trade, artistic or technical schools				P	P		SE		
Warehousing buildings, wholly enclosed					P				
CULTURAL, ENTERTAINMENT AND RECREATIONAL									
Amusement centers				SE6	SE/P8				
Baseball driving ranges				SE6		P			
Billiard parlors				SE6					

¹May include professional pharmacy, subject to same restrictions as in clinic as a special exception (section 59-G-2.25).

²For local service only; no work for other similar establishments is to be done.

³Not including housing for the elderly or handicapped.

⁴Provided such uses are consistent with the purpose of the zone and not to occupy more than 50 percent of the total gross floor area on any tract of 5 acres or more.

⁵See "Retail establishments in an office building," section 59-G-2.48.

⁶See "Recreational or entertainment establishments, commercial," section 59-G-2.45.

⁷When in a soundproof building.

⁸When located in a regional shopping center.

⁹If lawfully existing prior to classification in the C-4 Zone, such use shall not be regarded as nonconforming use and may be continued or repaired without the grant of a special exception.

