

ARTICLE VI.

COR COMMERCIAL/OFFICE/RETAIL DISTRICT

280.062. Intent and Purpose.

280.064. Authorized Uses.

280.066. Lot Size, Height and Yard Regulations.

280.062. Intent and Purpose.

The COR District provides for the development of commercial uses in three (3) categories. The permitted uses hereunder include convenience retail shopping and low intensity office uses which are limited in area and which do not generate substantial volumes of pedestrian or vehicular traffic at any time during the day. The second level of development calls for site plan review and approval. This procedure is designed to protect against potential environmental problems arising from the amount of traffic, the size of the project or the amount of parking to meet the needs of the project. The third category of uses is allowed only by special permit.

280.064. Authorized Uses.

A. *Basic permitted uses.* The following uses shall be permitted, provided that the total gross floor area of any single store, shop, establishment or office facility shall not exceed five thousand (5,000) square feet in area. No minimum lot area is required except as otherwise set forth in this article.

1. Stores in which beverages, pharmaceuticals, household supplies, wearing apparel and personal use items are sold at retail.
2. Service establishments, including:
 - (a) Barber shops.
 - (b) Beauty parlors.
 - (c) Dry cleaning pickup stations.
 - (d) Self-service laundry and dry cleaning establishments.
 - (e) Shoe repair shops.
 - (f) Custom dressmaking.
 - (g) Tailoring.
3. Grocery stores, bakeries and delicatessens.
4. Churches and church schools.

5. Business, institutional, governmental and professional offices.
6. Financial institutions without drive-in or drive-through facilities.
7. Professional offices except medical clinics.
8. Any use which, in the judgment of the commission, is identical or similar to any of the above listed uses and which conforms with the intent and purpose and the lot size, height and yard regulations of this article.

B. *Uses permitted by site plan approval.* The following uses shall be permitted in the COR District, provided that the total gross floor area of any single store, shop, establishment or office shall not exceed 1.25 floor area ratio [FAR] and further providing that the following uses shall be permitted in accordance with the provisions of site plan review, Article IX. No minimum lot area is required except as specifically designated.

1. All uses permitted in Section 280.064(A) that exceed ten thousand (10,000) square feet; for such uses that exceed five thousand (5,000) square feet but are not more than ten thousand (10,000) square feet, those uses that the building commissioner believes require site plan review because of the detrimental impact upon the public health, safety and welfare, based upon traffic considerations, parking availability, provision for public utilities, noise and visual impact, pedestrian convenience and safety, and the impact on public facilities and the surrounding neighborhood.
2. Household appliance sales and repair.
3. Home and office furniture stores.
4. Garden supplies, including outdoor storage of material and equipment commonly associated with garden supplies, and outdoor display of merchandise in conjunction therewith. Review of such outdoor storage and display under Article IX of this Zoning Ordinance shall be limited to:
 - (i) Adequacy of screening of bulk material and equipment from adjacent streets and properties whether through installation of fencing, plantings, or similar means; location and spatial separation; or employment of other methods singly or in combination and including, without limitation establishment of maximum permissible height of stored bulk materials and equipment;
 - (ii) Adequacy of means of containment to prevent loss of spillage of bulk materials;
 - (iii) Limitation of bulk materials storage to rear yards and, provided that adequate screening and containment can be achieved, to side yards; and
 - (iv) Appropriateness of any location within a front yard or side yard proposed for display of merchandise and non-bulk materials for sale at retail.

For purposes of this paragraph the term "front yard" shall mean the required yard which

is bounded by the street providing the principal access to the lot. The term "rear yard" shall mean the required yard most nearly opposite the front yard.

5. Hardware, paint, glass or wallpaper sales.
6. Medical or dental clinic or laboratories, excluding residential or outpatient facilities for the treatment of alcohol or other drug abuse.
7. Printing, lithography and publishing (including office duplicating).
8. Business, institutional, governmental, professional and medical offices at a density of up to 2.0 FAR on a site of at least seventy-five hundredths (0.75) acre.
9. Housing designed exclusively to meet the needs of the elderly or handicapped at a density up to 2.0 FAR on a site of at least seventy-five hundredths (0.75) acre.

C. *Special permit uses.* The following uses may be permitted in the COR District if deemed appropriate by the council under the provisions of Article X of this chapter and provided that the total gross floor area of any single store, shop, establishment or office shall not exceed 1.25 floor area ratio.

1. Carpentry, cabinet, furniture refinishing, or upholstery shop.
2. Car wash, where provided as part of an existing automobile service station or filling station.
3. Day care center or day nursery.
4. Financial institution with drive-in or drive through facilities.
5. Heliport, including accessory facilities.
6. Hotel or motel.
7. Pet sales.
8. Private club whose chief activity is customarily carried on as a business.
9. Establishment for the conduct of recreational or amusement activities, including bowling alleys, skating rinks, movie theaters, etc.
10. Restaurant, including outdoor seating where full table service is provided. For purposes of parking requirements of section 280.148.C of this Chapter, the areas designated for outdoor seating shall be considered floor area and shall be included in the calculation of required parking spaces.
11. Fast food restaurant on a contiguous site of three (3) acres or more.

12. Sales of new motor vehicles and sales of used motor vehicles if accessory to and located on the same lot as sale of new motor vehicles.
13. Veterinary office, clinic, or hospital.
14. Wholesale activity.
15. Warehousing of finished goods provided:
 - (i) The lot abuts a lot lying within the LID-1 Light Industrial District; and
 - (ii) At least twenty-five (25) percent of the floor area of such use is devoted to office space or some other use permitted in a COR Commercial/Office/Retail district.
16. Drive Thru or Drive In facilities. Any use permitted in Section 280.064.A, 280.064.B or 280.064.C.1 through C.15, which provides drive thru or drive in services as part of an accessory function to the use.
17. Motor vehicle oriented business (MVOB) as part of a planned commercial development containing not less than six (6) contiguous acres provided:
 - (i) Planned commercial developments containing a total of ten (10) contiguous acres shall contain not more than one (1) MVOB. Planned commercial developments containing more than ten (10) contiguous acres shall contain not more than two (2) MVOBs.
 - (ii) MVOBs shall provide vehicular ingress and egress via the primary access of the planned commercial development.

As used in this paragraph, the term "planned commercial development" shall mean a site which:

- (a) Is designed and approved under a single development plan;
- (b) Contains three (3) or more uses which are authorized within the COR District; and
- (c) Maintains a uniform design and appearance of all building exteriors with respect to style, color, material, and texture.

If developed in phases, a minimum of forty (40) percent of the total floor area proposed in the planned commercial development shall be constructed prior to or concurrently with construction of any MVOB.

D. *Exception to site plan review and special permit requirements.* Notwithstanding any provision of this chapter to the contrary, neither compliance with the provisions of site plan review, Article IX, nor the issuance of a special permit pursuant to the provisions of Article X, shall be required in the COR District for

buildings or uses therein that contain an area of not more than ten thousand (10,000) square feet, unless the building commissioner believes site plan review or a special permit is necessary because of the detrimental impact upon the public health, safety and welfare, based upon traffic considerations, available parking, provision for public utilities, noise and visual impact and the impact on public facilities and the surrounding neighborhoods.

(Ords. 1585, §§ 1, 2; 1588, § 1; 1683, § 3; 1684, § 2; 1729, § 1; 1733, § 1; 1760, § 2; 1820, § 1; 1851, § 1; 2259, § 1)

280.066. Lot Size, Height and Yard Regulations.

The following requirements shall apply to the uses authorized under Section 280.064:

A. *Minimum lot size requirements:*

1. Lot width: Seventy-five (75) feet.
2. Lot depth: One hundred (100) feet.

B. *Maximum structure height.* Thirty-five (35) feet, provided that buildings of a greater height may be authorized if approved under the procedures for site plan review.

C. *Minimum right-of-way setback.* Thirty-five (35) feet, except as otherwise required in Article XIII, setback lines and building lines along Olive Boulevard.

D. *Side and rear yard setbacks.* None required where the side or rear lot line coincides with one side or rear lot line of property zoned COR. However, if a side or rear yard is provided, no such yard shall be less than five (5) feet in width.

E. *Transitional yard.* Where a side lot line coincides with a side or rear lot line in an adjacent residential zoning district (SR, AR, or PRO with residential use), then a closed fence at least six (6) feet but not more than eight (8) feet in height and a landscaped yard at least ten (10) feet in width shall be provided.

Where a rear lot line coincides with a side or rear lot line in an adjacent residential district, then a closed fence at least six (6) feet but not more than eight (8) feet in height and a landscaped yard at least twenty-five (25) feet in width shall be provided.

Where the rear or side wall of any nonresidential structure in this district lies across the street from the front yard of residential structures located in a residential district, then a landscaped yard at least twenty (20) feet in depth shall be provided along such a rear or side wall.