

ZONING ORDINANCE DISTRICT DESCRIPTIONS

SECTION 11- OC OUTDOOR COMMERCIAL DISTRICT

A. Purpose of District

The Outdoor Commercial District is designed to permit those businesses which are characterized by a large amount of open space and/or those activities in which the storage, display or sale of merchandise is conducted outside of an enclosable building. Uses are primarily oriented to vehicular traffic. Peak activity for most of the uses occurs in the evenings or on the week-ends.

B. Principal Uses

In this district no building or land shall be used and no building shall be hereafter erected, reconstructed or structurally altered or enlarged except for one or more of the following principal uses.

Uses may be established out-of-doors but that part of the site set aside for sale, storage or display of merchandise shall be completely enclosed by a wall or fence not less than six (6) feet in height, except as noted.

1. Any use permitted in the GB General Business District as a Principal Use or Special Exception Use.
2. Auction house.
3. Automobile car wash.
4. Drive-in theater, when the spectator viewing area is surrounded by a solid fence or wall not less than eight (8) feet high.
5. Food, produce and dairy market.
6. Golf driving range.
7. Lumber yard.
8. Greenhouse or plant nursery, commercial.
9. Retail stores, business services, and merchandise display and sales, in an unenclosed or incompletely enclosed building.
10. Sale of new or used automobiles and trucks. All vehicles must be in operating condition. All open display or storage areas must be surfaced and developed in accordance with all applicable ordinances but need not be fenced; barriers shall be placed around display so that no part of any vehicle shall extend across any property line.
11. Used furniture and antique sales.

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12. Wholesale and retail sales, administrative offices, and warehousing.
13. Public utility uses.
14. Storage yard for construction equipment and building materials, provided that such storage area shall be completely enclosed by a solid fence or wall at least eight (8) feet high and provided that materials shall be stacked no higher than one (1) foot above the top of the fence or wall.

C. Accessory Uses

Any use may be established as an accessory use to any permitted principal use provided that such accessory use:

- (a) Is customarily incident to and is maintained and operated as a part of the principal use; and
- (b) Is not hazardous to and does not impair the use or enjoyment of nearby property in greater degree than the principal use with which it is associated; and
- (c) Does not create levels of noise, odors, vibration and lighting, or degrees of traffic congestion, dust or other pollutants, in a greater amount than that customarily created by the principal use; and
- (d) Is located behind the minimum front and side street building set-back lines, except that parking areas may extend to the property lines along front and side streets.

D. Special Exceptions

The following may be established only when authorized by the Council under the provisions of Article V. Any accessory use may be permitted without specific Council approval provided it complies with the provisions of Sub-Section C, above. Other special exceptions shall be permitted as provided in Section 5-1.

Contractor's temporary construction yard, and asphaltic or concrete batching plant for a period of not more than two (2) years, subject to renewal.

E. Uniform Height and Area Regulations

The uniform height and area regulations set forth in Section 11-2 shall apply to all buildings, walls and uses established on all properties contained within the district but shall be subject to the specific limitations and modifications set forth elsewhere in this ordinance.

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In addition to the Uniform Regulations there shall be furnished minimum side yards as follows: 6 feet when adjoining any Living Area Zone; 0 feet along other zones, but if a side yard is provided it shall be not less than 3 feet.

F. Sign Controls

The following signs shall be permitted by right in conjunction with any permitted principal use or authorized special exception subject to the conditions listed.

1. All Signs: unless otherwise allowed all signs shall be subject to the following limitations.
 - (a) Location: mounted on the face of the building or on a canopy over entrance areas but extending not more than two (2) feet above the height of the wall at the face of the building;
 - (b) Size: total area of all signs shall not exceed four (4) square feet in area for each one (1) linear foot of frontage along the street; allowable areas shall be computed separately for each frontage; provided, however, a minimum of at least one sign shall be allowed on each frontage and each such sign or signs may have an area of twelve (12) square feet;
 - (c) Lighting: any type of lighting permitted, but not in conflict with the provision of Section 8-1, E.
2. Business Identification Signs: permitted.
3. Center Identification Signs: when this district is combined with the PD Planned Development District, one additional sign may be placed along each frontage to identify a planned shopping center subject to the following provisions which are cumulative with other sign regulations.
 - (a) Location: may be located in the front yard;
 - (b) Size:
 - (1) shall have a total aggregate sign area, counting all faces, of three hundred (300) square feet for the first six (6) acres, and seventy-five (75) square feet for each six (6) additional acres of total shopping center site area;
 - (2) shall have a clearance to the bottom of the sign of fourteen (14) feet;
 - (3) shall be mounted on one or two standards, each not over twelve (12) inches in cross-section;

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- (4) may have a height not greater than the height permitted for buildings in the district, except that such height may be measured at the property line or at the center line of an abutting State or Federal Highway, whichever is bigger.
 - (c) Lighting: source of lighting shall not be visible from property in any nearby Living Area Zone.
4. Directional Signs:
- (a) May be placed in any yard.
 - (b) Shall not exceed four (4) square feet in area, not at a height greater than four (4) feet above curb elevation.
5. Facility Identification Signs:
- (a) May be placed in any yard.
 - (b) Shall have an area not to exceed one (1) square foot in area for each three (3) linear feet of frontage along the street; provided, however, a minimum of at least one sign shall be allowed on each frontage and each such sign or signs may have an area of twenty-four (24) square feet.
6. Subdivision Identification Signs: Subject to same limitations as a Facility Identification Sign.
7. Outdoor Advertising Signs: shall comply with the regulations governing other commercial use structures as to setback, yards and height limits; except that the height may be measured at the property line or at the center line of an abutting State or Federal Highway, whichever is higher.