

4.7: General Commercial District (C-3)

4-18

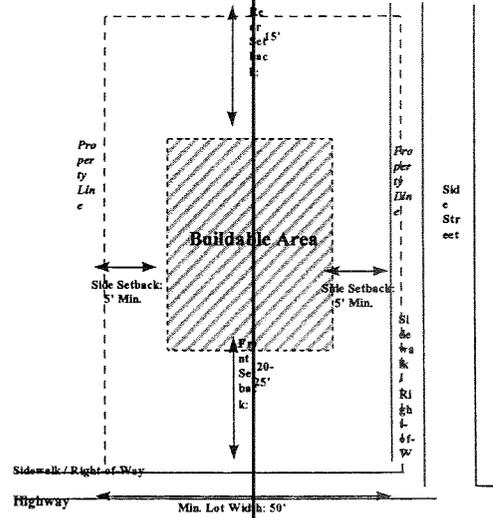
*Clinton Zoning Ordinance
Chapter 4: Zoning Districts*

4.7.1: Intent

Businesses in this district, due to the heavy auto traffic along the highways, will be primarily auto dependent businesses. This district may represent the first impression, and often the only impression, that visitors have of the City of Clinton. Because of this, the intent of these provisions is to create a corridor that represents the City and its local character. In addition, these provisions are intended to facilitate convenient access, minimize traffic congestion, and reduce visual clutter along the highways.

4.7.2: General

- A. Minimum Lot Size:** 5,000 square feet
- B. Maximum Lot Coverage:** Building footprint shall not exceed 85% of the lot coverage.
- C. Minimum Street Frontage:** 50 feet
- D. Maximum Height:** 45 feet
- E. Setbacks:**
 - 1. Front: 20 feet on minor street, 25 ft on major street
 - 2. Side: 5 ft. Commercial condo projects shall be allowed to share interior to share interior property lines, provided a 5' setback is observed at both ends, and that no project shall exceed 400' in length parallel to the street or streets upon which it is contiguous.
 - 3. Rear: 15 feet min.



- F. Entranceways, Awnings, and Porches:** Permitted to encroach a maximum of 6 feet into front setbacks. Corner lots may encroach up to 6 feet on both the front and street-side setback.
- G. Trash Containers:** Located in the parking area and screened from the right-of-way.
- H. Mechanical Equipment at Ground Level:** Should be placed on the parking lot side of building, away from buildings on adjacent sites, and screened from view of public streets and residential uses.

4.7.3: Uses

- A. Permitted Uses:** The following uses shall be permitted in the C-3 district.
 - 1. General Retail
 - 2. General Commercial
 - 3. Personal Services
 - 4. Business Services
 - 5. Office
 - 6. Entertainment Uses (i.e. Theaters, Drive-in Theaters, Mini Golf)
 - 7. Civic Uses
 - 8. Public utility or communication tower, setback a minimum of one (1) foot for each one (1) foot in height.
 - 9. Residential units providing they meet the requirements specified in the R-3 district.
 - B. Prohibited Uses:** The following uses shall be prohibited in the C-3 district.
 - 1. Mobile homes/Manufactured homes
 - 2. Sexually Oriented Businesses
 - C. Accessory Uses:** The following uses shall be permitted in the C-3 district as an accessory to the primary use.
 - 1. Outdoor Storage
 - 3. Outdoor Sales
- Outdoor Storage:** Outdoor storage uses are permitted in the C-3 district provided that all specified standards are met.

a) Standards:

- (1) The storage shall be either an accessory use on the same lot as or a primary use for a lot providing that the primary business utilizing the storage is located within the C-2 District.
- (2) Outdoor storage shall not front on any street and shall be screened from view of surrounding properties.
- (3) Any tires stored shall be covered by a roofed structure so as not to allow for the accumulation of water inside the tires.
- (4) No more than two (2) vehicles for salvage may be stored on any lot
- (5) Tractor trailers or other large vehicles may not be used as permanent storage buildings.

4.7.4: Parking

- A. General Requirements: See general parking requirements in Chapter 3 Section 3.12.**
- B. Whenever possible, parking areas on adjacent lots shall be connected.**
- C. Required Parking Spaces**

Office/Personal Services/Business Services	1 per 300 square feet	
General Retail/General Commercial	1 per 250 square feet	
Restaurant/Bars	1 per 75 square feet	
Hotels/Motels/Bed and Breakfast Inns	1 per room or suite	
All other uses	1 per 250 square feet	

- E. Required Loading Spaces**
1 space for every 30,000 square feet of floor area, or a portion thereof with a maximum of 2 spaces.
- F. Stacking Requirements**
Four (4) stacking spaces per drive-through window shall be provided at businesses with drive through facilities. These spaces shall be located off the public right-of-way and shall not conflict with the parking and circulation in the balance of the required parking area. Stacking spaces shall be a minimum of twenty-four (24) feet long and nine (9) feet wide.

4.7.5: Landscaping

A. General Requirements

See landscaping requirements in Chapter 3 Section 3.10: Landscaping

B. Street Trees

1. Street tree requirements apply only to lot frontage on state maintained highways.
2. One (1) large maturing tree every 30'. (*Pick one or a few species to choose from for consistency.*)
3. Required trees shall be planted a minimum distance of five feet (5') and a maximum distance of ten feet (10') from the right of way or property boundary within the required front setback.

C. Requirements for Parking Areas

1. Peripheral

- a) Required Landscaping Area: at least 5' in depth shall be located between the abutting property lines and the parking, loading, or other vehicular use area, except where permitted driveway openings area to be provided.
- b) Required Landscaping Materials: Choose One:
 - (1) One (1) large maturing tree shall be planted for each fifty linear feet (50') of the landscaping area and one (1) small maturing tree or shrub of at least three feet (3') in height shall be planted every ten linear feet (10') within the landscape; or
 - (2) A combination of trees, hedge, other durable landscape material or approved wall, fence or earthberm may be utilized to form the continuous landscape element of at least three feet (3') in height.
- c) Other Requirements:
 - (1) All portions of the landscaping area not planted with shrubs and trees or covered by a wall or fence barrier shall be planted in grass and/or with some other vegetative ground cover; and
 - (2) Parked vehicles may overhang a landscaped area no more than two and one-half feet (2½'), provided curbing or other wheel stops are installed to insure no greater overhang or penetration of the landscaped islands. Landscaping, walls, fences, and earthberms shall be located as to prevent their damage and/or destruction by overhanging vehicles.

2. Interior

- a) Required Landscaping Area: Five percent (5%) of the interior of any parking, loading, or other vehicular use area shall be landscaped. The location of such landscaping is at the option of the owner or developer; provided, however, the following standards shall apply;
 - (1) *Landscape Island:* shall be at least five feet (5') in width and ten feet (10') in length. Each island shall contain one large maturing tree plus shrubs and/or vegetative ground cover to cover the entire area.
 - (a) No more than twenty (20) parking spaces shall be permitted in a continuous row without being interrupted by a *landscaped island*.
 - (b) Each parking row shall terminate in a *landscape island*.
 - (2) *Median Strip:* shall be at least five feet (5') in width.
 - (a) Every fourth row of parking shall be separated by a *median strip* for landscaping and pedestrian purposes.
 - (b) Every median strip shall contain plantings of one large maturing tree at intervals of 30 to 40 feet, plus shrubs and/or vegetative ground cover to cover the entire area.
- b) Other Requirements:
 - (1) All portions of the landscaping area not planted with trees shall be planted in grass and/or with some other vegetative ground cover; and
 - (2) Parked vehicles may overhang a landscaped area no more than two and one-half feet (2½'), provided curbing or other wheel stops and installed to insure no greater overhang or penetration of the landscaped islands. Landscaping, walls, fences, and earthberms shall be located as to prevent their damage and/or destruction by overhanging vehicles.

D. Requirements for Boundaries Adjacent To any Residential Zoning District and Existing Residential Uses in the General Commercial District

1. Required Buffer Area:

- a) Minimum Width: 20 feet

2. Required Buffering Materials:

- a) Buffering materials shall provide an opaque buffer to create a strong impression of a spatial separation and to preclude visual contact.
- b) 2 trees for every 100 linear feet.
- c) 17 shrubs per 100 linear feet.
- d) All portions of the landscaping area not planted with shrubs and trees or covered by a wall or fence barrier shall be planted in grass and/or with some other vegetative ground cover.

3. Alternative 1: Buffering Requirements reduced by 25%(5 feet):

- a) Minimum width may be reduced by 25% or five (5) feet with use of a landscaped earth berm.
- b) Berms shall be constructed within the property boundary meeting the following requirements:
 - (1) Minimum Height: 2 ft.
 - (2) Minimum Crown Width: 2 ft.
 - (3) Minimum Slope: 2:1

4. Alternative 2: Buffering Requirements reduced by 50% (10 feet):

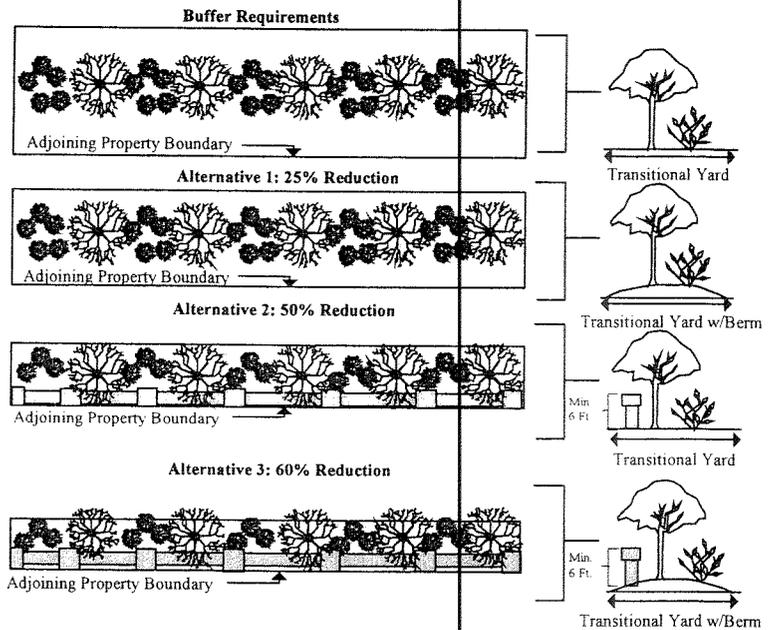
- a) Minimum width may be reduced by 50% or ten (10) feet and required number of shrubs reduced to 30 shrubs per 100 linear feet with use of landscaped wall or fence.
- b) Wall shall be solid and meet the standards for walls and fences set forth in Section 3.2.
- c) Maximum wall height: 6 ft.
- d) Shrubs shall reach 1/3 of the height of the wall within 3 years.

5. Alternative 3: Buffering Requirements reduced by 60% (12 feet):

- a) Minimum width may be reduced by 50% or twelve (12) feet and required number of shrubs reduced to 30 shrubs per 100 linear feet with use of landscaped wall or fence, and a planted earth berm.

- b) Berms shall be constructed within the property boundaries meeting the following requirements:

- (1) Minimum Height: 2 ft.
- (2) Minimum Crown Width: 2 ft.
- (3) Minimum Slope: 2:1
- c) Wall shall be solid and meet the standards for walls and fences set forth in Section 3.2.
- d) Maximum wall height: 6 ft.
- e) Shrubs shall reach 1/3 of the height of the wall within 3 years.



4.7.6: Tree Protection

- A. Refer to Chapter 3, Section 3.11: Tree Protection for general tree protection requirements.
- B. **Grand Trees:** The destruction of any *grand tree* (twenty-four inches [24"] or greater DBH) is prohibited on any parcel of non-exempt land, unless a permit is granted certifying that removal is in compliance with section 3.11.
- C. **Protected Trees:** The destruction of any *protected tree* (eight inches [8"] or greater DBH) is prohibited on any parcel of non-exempt land, unless a permit is granted certifying that removal is in compliance with section 3.11.

4.7.7: Signage

A. Intent

The purpose of these sign regulations are: to encourage the effective use of signs as a means of communication; to maintain and enhance the aesthetic environment; and to increase the City's ability to attract sources of economic development and growth; to improve pedestrian and traffic safety; to minimize the possible adverse effect of signs on nearby public and private property; and to enable the fair and consistent enforcement of these sign regulations.

B. Refer to section 3.4: Signage for general sign requirements.

- C. No sign, or part thereof, may be altered, constructed, changed, converted, enlarged, or moved unless in conformity with the following requirements.
- D. **Sign Area:** Shall be measured by height (A) by length (B) of the smallest rectangle that can be drawn to measure all sign elements. Unless otherwise noted, only one side or face of the same sign shall be used in computing sign area.

E. Allowed Signs: The applicant may select two (2) of the following six (6) choices for a sign type per street frontage:

1. Wall Sign

- a) Maximum Size: 1 square foot per linear foot of the building wall on which the sign is to be placed.

2. Window Sign

- a) Maximum Size: 20% of the window area

3. Projecting Sign

- a) Maximum Size: 16 square feet for one side
- b) Maximum Height: No projecting sign shall extend above the roofline.
- c) Clearance: 8' above ground level

4. Awning Sign

- a) Maximum Size: 15% of exterior surface of the awning.
- b) Signs, symbols, or designs may be painted or sewn onto the awning.

5. Freestanding Sign

- a) Maximum Size: 1 square foot for every 2 feet of street frontage.
- b) Maximum Height: 35 feet.
- c) Setback: No freestanding sign shall be closer than five (5) feet to an exterior property line.
- d) No more than one (1) freestanding sign shall be allowed per parcel.

6. Directory Sign

- a) The parcel shall contain no more than one (1) directory sign.
- b) The maximum sign area shall not exceed three (3) inches by fifteen (15) inches for each identified activity, business, firm, or tenant.
- c) The directory sign may take the form of any sign permitted in the zoning district provided that such sign shall comply with its applicable specification. If the directory sign is a freestanding sign, no other freestanding shall be located on the parcel.

F. Prohibited Signs:

1. Moving signs of any type.
2. Signs projecting above the roof line.
3. Any sign not listed as being allowed is prohibited.

G. Criteria for Bonus Sign Area

To encourage design excellence, the maximum sign areas for the General Commercial district may be increased by the percentages as provided herein. A separate bonus is granted for compliance with each of the criteria and the area is cumulative, but the percentage increase is based on the original sign area limitation.

1. Wall sign, which consists of individual letters or words, mounted directly on the building surface: **15% increase permitted**
2. Coordinated signs in shopping centers or any three consecutive separate establishments, all the lettering and background is uniform in style and color: **10% increase permitted**
3. Gas stations that incorporate the price information into the main identification sign face: **10% increase permitted**
4. Sign is not internally illuminated (other than non-flashing neon): **15% increase permitted**
5. Ground sign is installed in a landscaped planted having an area four (4) times the area of the resultant sign for one sign face: **20% increase permitted**