

## ARTICLE 8 COMMERCIAL ZONES

### Sec. 29.800. COMMERCIAL BASE ZONES.

- (1) Purpose. The Commercial Base Zones established by this Ordinance are:
- (a) Neighborhood Commercial (NC);
  - (b) Community Commercial Node (CCN);
  - (c) Downtown Service Center (DSC);
  - (d) Campustown Service Center (CSC);
  - (e) Highway-Oriented Commercial (HOC);
  - (f) Planned Regional Commercial (PRC);
  - (g) Community Commercial/Residential Node (CCR);
  - (h) Convenience Commercial Node (CVCN);
  - (i) Convenience General Service (CGS)

The different Commercial Base Zones are intended to reflect the diversity of the City's commercial areas. The zones are distinguished by the uses and intensity of development allowed. Some of the zones encourage commercial areas that are supportive of surrounding residential neighborhoods, while other zones allow commercial areas that have a citywide or regional market. The regulations are intended to promote uses and development that will enhance the economic viability of the specific zone and the City as a whole.

*(Ord. No. 3822, 3-8-05; Ord. No. 3832, 5-24-05; Ord. No. 3872, 03-07-06; Ord. No. 4032, 4-13-10)*

(2) **Use Regulations.** Use regulations for all Commercial Base Zones are set forth in the following Use Tables: NC Zone, Table 29.801(2); CCN Zone, Table 29.802(2); HOC Zone, Table 29.804(2); PRC Zone, Table 29.805(2); CCR Zone, Table 29.806(2); CVCN Zone, Table 29.807(2); DSC Zone, Table 29.808(2); CSC Zone, Table 29.809(2); CGS Zone, Table 29.810(2).

*(Ord. No. 3872, 03-07-06; Ord. No. 4032, 4-13-10)*

(3) **Commercial Base Zone Development Standards.** Zone development standards for all Commercial Base Zones are set forth in the following Zone Development Standards Tables: NC Zone, Table 29.801(3); CCN Zone, Table 29.802(3); HOC Zone, Table 29.804(3); PRC Zone, Table 29.805(3); CCR Zone, Table 29.806(3); CVCN Zone, Table 29.807(3); DSC Zone, Table 29.808(3); CSC Zone, Table 29.809(3); CGS Zone, Table 29.810(3).

*(Ord. No. 3872, 03-07-06; Ord. No. 4032, 4-13-10)*

### Sec. 29.801. "NC" NEIGHBORHOOD COMMERCIAL.

(1) **Purpose.** The Neighborhood Commercial (NC) zone is intended for small areas in or near residential neighborhoods. The zone encourages the provision of small-scale retail and service use for nearby residents. Uses are restricted in size to promote a local orientation and to limit adverse impacts on nearby residential areas. Development is intended to be pedestrian-oriented and compatible with the scale of surrounding residential areas. Parking areas are strictly regulated, to promote compatibility with the character of surrounding residential development and the intended pedestrian orientation of the uses.

(2) **Permitted Uses.** The uses permitted in the NC Zone are set forth in Table 29.801(2) below:

**Table 29.801(2)  
Neighborhood Commercial (NC) Zone Uses**

USE CATEGORY	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
<b>RESIDENTIAL USES</b>			
Group Living	N	--	--
Household Living	Y	SDP Minor	Staff
Short-term Lodgings	N	--	--
<b>OFFICE USES</b>			
	Y	SDP Minor	Staff
<b>TRADE USES</b>			
Retail Sales and Services - General	Y	SDP Minor	Staff
Retail Trade - Automotive, etc.	N	--	--
Entertainment, Restaurant and Recreation Trade	Y	SDP Minor	Staff
Wholesale Trade	N	--	--
<b>INDUSTRIAL USES</b>			
Industrial Service - Low Impact	N	--	--

USE CATEGORY	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
<b>INSTITUTIONAL USES</b>			
Colleges and Universities	N	--	--
Community Facilities	Y	SDP Minor	Staff
Social Service Providers	Y	SDP Minor	Staff
Medical Centers	N	--	--
Parks and Open Areas	N	--	--
Religious Institutions	Y	SDP Minor	Staff
Schools	N	--	--
<b>TRANSPORTATION, COMMUNICATIONS AND UTILITY USES</b>			
Passenger Terminals	N	--	--
Basic Utilities	Y	SDP Minor	Staff
Commercial Parking	N	--	--
Personal Wireless Communication Facilities	Y	SP	ZBA
Radio and TV Broadcast Facilities	N	--	--
Rail Line and Utility Corridors	N	--	--
Railroad Yards	N	--	--
<b>MISCELLANEOUS USES</b>			
Commercial Outdoor Recreation	N	--	--
Child Day Care Facilities	Y	SDP Minor	Staff
Detention Facilities	N	--	--
Major Event Entertainment	N	--	--
Vehicle Service Facilities	N, except convenience stores in combination with gasoline service and car wash, by Special Use Permit.	SP	ZBA

- Y = Yes: permitted as indicated by required approval.  
N = No: prohibited  
SP = Special Use Permit: See Section 29.1503  
SDP Major = Site Development Plan Major: See Section 29.1502(4)  
ZBA = Zoning Board of Adjustment

(3) **Zone Development Standards.** The zone development standards for the NC Zone are set forth in Table 29.801(3) below:

**Table 29.801(3)  
Neighborhood Commercial (NC) Zone Development Standards**

DEVELOPMENT STANDARDS	NC ZONE
Maximum FAR	.70
Maximum Lot Area, Single Building	20,000 sf
Maximum Lot Area, Neighborhood Commercial Center	30,000 sf
Maximum Lot Area for Pre-existing Buildings and Pre-existing Neighborhood Commercial Centers	100,000 sf (with approval by Special Use Permit according to Sec. 29.1503)
Minimum Lot Frontage	60 ft.
Minimum Building Setbacks:	
Front Lot Line	0 if pre-existing, 10 ft if not pre-existing.
Side Lot Line	0
Rear Lot Line	0
Lot Line Abutting a Residentially zoned Lot	5 ft. side (for RM & RH zones) & 10 ft side for RL, UCRM & RLP zones, or a historic district
15 ft. rear	
Maximum Building Setbacks:	60 ft.
Street Lot Line	
Landscaping in Setbacks Abutting an R Zoned Lot	5 ft. at L3; see Section 29.403
Maximum Building Coverage	35%
Minimum Landscaped Area	15%

Maximum Height	35 ft.
Parking Allowed Between Buildings and Streets	No, except where allowed prior to the effective date of this ordinance.
Drive-Through Facilities Permitted	No
Outdoor Display Permitted	No
Outdoor Storage Permitted	No
Trucks and Equipment Permitted	No

(Ord. No. 3591, 10-10-00)

**Sec. 29.802. “CCN” COMMUNITY COMMERCIAL NODE.**

(1) **Purpose.** The Community Commercial Node (CCN) Zone is intended to provide a shopping and services area where there is a shared attraction involving one trip to two (2) or more destinations within a node. Each Community Commercial Node is characterized by a cluster of mixed commercial uses typically found in business districts. Uses within the nodes are more limited than those permitted in the Highway-Oriented Commercial (HOC) Zone.

(2) **Use Regulations.** The uses permitted in the CCN Zone are set forth in Table 29.802(2) below:

**Table 29.802(2)  
Community Commercial Node (CCN) Zone Uses**

USE CATEGORY	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
<b>RESIDENTIAL USES</b>			
Group Living	N	--	--
Household Living	N	--	--
Short-term Lodgings	Y	SDP Minor	Staff
<b>OFFICE USES</b>	Y	SDP Minor	Staff
<b>TRADE USES</b>			
Retail Sales and Services - General	Y	SDP Minor	Staff
Retail Trade - Automotive, etc.	N	--	--
Entertainment, Restaurant and Recreation Trade	Y	SDP Minor	Staff
Wholesale Trade	N	--	--
<b>INDUSTRIAL USES</b>			
Industrial Service	N	--	--
<b>INSTITUTIONAL USES</b>			
Colleges and Universities	N	--	--
Community Facilities	Y	SDP Minor	Staff
Social Service Providers	Y	SDP Minor	Staff
Medical Centers	N	--	--
Parks and Open Areas	N	--	--
Religious Institutions	Y	SP	ZBA
Schools	N	--	--
<b>TRANSPORTATION, COMMUNICATIONS AND UTILITY USES</b>			
Passenger Terminals	Y	SDP Minor	Staff
Basic Utilities	Y	SDP Major	City Council
Commercial Parking	Y	SDP Minor	Staff
Radio and TV Broadcast Facilities	Y	SP	ZBA
Personal Wireless Communication Facilities	Y	SP	ZBA
Rail Line and Utility Corridors	N	--	--
Railroad Yards	N	--	--
<b>MISCELLANEOUS USES</b>			
Commercial Outdoor Recreation	Y	SDP Minor	Staff
Child Day Care Facilities	Y	SDP Minor	Staff
Detention Facilities	Y	SP	ZBA
Major Event Entertainment	N	--	--
Vehicle Service Facilities	Y	SDP Minor	Staff
Sports Practice Facility	Y	SDP Minor	Staff

Y = Yes: permitted as indicated by required approval.  
N = No: prohibited  
SP = Special Use Permit required: See Section 29.1503

SDP Minor = Site Development Plan Minor: See Section 29.1502(3)  
 SDP Major = Site Development Plan Major: See Section 29.1502(4)  
 ZBA = Zoning Board of Adjustment  
 (Ord. No. 3993, 06-16-09)

(3) **Zone Development Standards.** The zone development standards for the CCN Zone are set forth in Table 29.802(3) below:

**Table 29.802(3)  
 Community Commercial Node (CCN) Zone Development Standards**

DEVELOPMENT STANDARDS	CCN ZONE
Maximum FAR	.75
Minimum Lot Area, Single Building	25,000 sf, 17,500 sf if lot has frontage on a cul-de-sac
Minimum Lot Area, Center	100,000 sf
Maximum Building Area, Single Building	150,000 sf
Maximum Building Area, Center	800,000 sf
Minimum Lot Frontage	60 ft.
Minimum Building Setbacks:	
Front Lot Line	0
Side Lot Line	0
Rear Lot Line	0
Lot Line Abutting a Residentially Zoned Area	10 ft. side, 10 ft. rear
Landscaping in Setbacks Abutting a Residentially Zoned Lot	5 ft. @ L3. See Sec 29.403
Maximum Building Coverage	65%
Minimum Landscaped Area	15%
Maximum Height	35 ft.
Parking Allowed Between Buildings and Streets	Yes
Drive-Through Facilities Permitted	Yes
Outdoor Display Permitted	Plants and produce only. See Sec 29.405
Outdoor Storage Permitted	No
Trucks and Equipment Permitted	Yes

(Ord. No. 3591, 10-10-00; Ord. No. 3595, 10-24-00; Ord. No. 3822, 3-8-05; Ord. No. 3840, 07-12-05)

**Sec. 29.803. RESERVED**

(Ord. No. 3872, 03-07-06)

**Sec. 29.804. "HOC" HIGHWAY-ORIENTED COMMERCIAL.**

(1) **Purpose.** The Highway-Oriented Commercial (HOC) Zone is intended to allow auto-accommodating commercial development in areas already predominantly developed for this use. The zone allows a full range of retail and service businesses with a large local or citywide market. Development is expected to be generally auto-accommodating, with access from major traffic ways. The zone's development standards are intended to promote an open and pleasant street appearance; development that is aesthetically pleasing for motorists, pedestrians and the businesses themselves; and compatibility with adjacent residential areas.

(2) **Permitted Uses.** The uses permitted in the HOC Zone are set forth in Table 29.804(2) below:

**Table 29.804(2)  
 Highway-Oriented Commercial (HOC) Zone Uses**

USE CATEGORY	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
<b>RESIDENTIAL USES</b>		SP	ZBA
Group Living	N, except Transitional Living Facility	--	--
Household Living	N, except mini-storage warehouse facility (see Sec. 29.1308)	SP	ZBA
Short-term Lodgings	Y	SDP Minor	Staff
<b>OFFICE USES</b>	Y	SDP Minor	Staff

USE CATEGORY	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
<b>TRADE USES</b>			
Retail Sales and Services - General (including printing, publishing, commercial art and reproduction)	Y	SDP Minor	Staff
Retail Trade - Automotive, etc.	Y	SDP Minor	Staff
Entertainment, Restaurant and Recreation Trade	Y	SDP Minor	Staff
Wholesale Trade	Y	SDP Minor	Staff
<b>INDUSTRIAL USES</b>			
Industrial Service	N, except mini-storage warehouse facility (see Sec. 29.1308(8)(a)(v))	SP	ZBA
<b>INSTITUTIONAL USES</b>			
Colleges and Universities	Y	SP	ZBA
Community Facilities	Y	SDP Minor	Staff
Social Service Providers	Y	SP	ZBA
Medical Centers	Y	SP	ZBA
Parks and Open Space	Y	SP	ZBA
Religious Institutions	Y	SP	ZBA
Schools	N	--	--
Funeral Facilities	Y	SP	ZBA
<b>TRANSPORTATION, COMMUNICATIONS AND UTILITY USES</b>			
Passenger Terminals	Y	SDP Minor	Staff
Basic Utilities	Y	SDP Major	City Council
Commercial Parking	Y	SDP Minor	Staff
Radio and TV Broadcast Facilities	Y	SDP Minor	Staff
Personal Wireless Communication Facilities	Y	SP	ZBA
Rail Line and Utility Corridors	Y	SP	ZBA
Railroad Yards	N	--	--
<b>MISCELLANEOUS USES</b>			
Commercial Outdoor Recreation	Y	SDP Minor	Staff
Child Day Care Facilities	Y	SDP Minor	Staff
Detention Facilities	Y	SDP Minor	Staff
Major Event Entertainment	Y	SDP Minor	Staff
Vehicle Service Facilities	Y	SDP Minor	Staff
Adult Entertainment Business	Y	SDP Minor	Staff
Sports Practice Facility	Y	SDP Minor	Staff

Y = Yes: permitted as indicated by required approval.

N = No: prohibited

SP = Special Use Permit required: See Section 29.1503

SDP Minor = Site Development Plan Minor: See Section 29.1502(3)

SDP Major = Site Development Plan Major: See Section 29.1502(4)

ZBA = Zoning Board of Adjustment

(Ord. No. 3591, 10-10-00; Ord. No. 3610, 4-10-01; Ord. No. 3794, 08-24-04; Ord. No. 3922, 06-12-07; Ord. No. 3993, 06-16-09)

(3) **Zone Development Standards.** The zone development standards for the HOC Zone are set forth in Table 29.804(3) below:

**Table 29.804(3)  
Highway-Oriented Commercial (HOC) Zone Development Standards**

DEVELOPMENT STANDARDS	HOC ZONE
Maximum FAR	.50
Minimum Lot Area	No minimum except for mixed uses, which must provide 6,000 ft of lot area for the first dwelling unit and 1,000 sf for each additional dwelling unit in a group living use
Minimum Lot Frontage	50 ft.
Minimum Building Setbacks: Front Lot Line  Side Lot Line Rear Lot Line Lot Line Abutting a Residentially Zoned Lot	20 ft, except for a fuel pump canopy, which shall maintain a 10 ft setback measured from the front edge of the canopy 5 ft 10 ft 20 ft side, 20 ft. rear
Landscaping in Setbacks Abutting a Residentially Zoned	5 ft. @ L3. See Section 29.403
Maximum Building Coverage	50%
Minimum Landscaped Area	15%
Maximum Height	85 ft or 7 stories, except for fuel pump canopies, which are limited to 18 ft with a minimum clearance of 14 ft.
Parking Allowed Between Buildings and Streets	Yes
Drive-Through Facilities permitted	Yes. See Section 29.1303
Outdoor Display permitted	Yes. See Section 29.405
Outdoor Storage permitted	Yes. See Section 29.405
Trucks and Equipment Permitted	Yes

*(Ord. No. 3595, 10-24-00)*

**29.805. "PRC" PLANNED REGIONAL COMMERCIAL.**

(1) **Purpose.** The Planned Regional Commercial (PRC) Zone is intended for application to areas of special sensitivity in order to avoid detrimental public and environmental impact by new land uses and to:

- (a) Accommodate large-scale regional commercial land uses;
- (b) Accommodate major retail and commercial service centers;
- (c) Promote clustered and integrated development; and
- (d) Locate such development near limited-access highways, to limit extraneous traffic on the City's existing internal systems.

(2) **Permitted Uses.** The uses permitted in the PRC Zone are set forth in Table 29.805(2) below:

**Table 29.805(2)  
Planned Regional Commercial (PRC) Zone Uses**

USE CATEGORY	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
<b>RESIDENTIAL USES</b>			
Group Living	N	--	--
Household Living	N	--	--
Short-term Lodgings	Y	SDP Minor	Staff
<b>OFFICE USES</b>	Y	SDP Minor	Staff

USE CATEGORY	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
<b>TRADE USES</b>			
Retail Sales and Services - General	Y	SDP Minor	Staff
Retail Trade - Automotive, etc.	Y	SP	ZBA
Entertainment, Restaurant and Recreation Trade	Y	SDP Minor	Staff
Wholesale Trade	N	--	--
<b>INDUSTRIAL USES</b>			
Industrial Service	N	--	--
<b>INSTITUTIONAL USES</b>			
Colleges and Universities	Y	SDP Minor	Staff
Community Facilities	Y	SDP Minor	Staff
Social Service Providers	Y	SP	ZBA
Medical Centers	Y	SDP Minor	Staff
Parks and Open Areas	N	--	--
Religious Institutions	N	--	--
Schools	N	--	--
<b>TRANSPORTATION, COMMUNICATIONS AND UTILITY USES</b>			
Passenger Terminals	Y	SDP Minor	Staff
Basic Utilities	Y	SDP Major	City Council
Commercial Parking	Y	SDP Minor	Staff
Radio and TV Broadcast Facilities	Y	SDP Minor	Staff
Personal Wireless Communication Facilities	Y	SP	ZBA
Rail Line and Utility Corridors	Y	SDP Minor	Staff
Railroad Yards	N	--	--
<b>MISCELLANEOUS USES</b>			
Commercial Outdoor Recreation	Y	SDP Minor	Staff
Child Day Care Facilities	Y	SDP Minor	Staff
Detention Facilities	N	--	--
Major Event Entertainment	Y	SDP Minor	Staff
Vehicle Service Facilities	Y	SDP Minor	Staff

- Y = Yes: permitted as indicated by required approval.  
N = No: prohibited  
SP = Special Use Permit required: See Section 29.1503  
SDP Minor = Site Development Plan Minor: See Section 29.1502(3)  
SDP Major = Site Development Plan Major: See Section 29.1502(4)  
ZBA = Zoning Board of Adjustment

(3) **Zone Development Standards.** The zone development standards for the PRC Zone are set forth in Table 29.805(3) below:

**Table 29.805(3)  
Planned Regional Commercial (PRC) Zone Development Standards**

DEVELOPMENT STANDARDS	PRC ZONE
Minimum Lot Area	One Acre
Minimum Lot Frontage except in the O-GNE	50 ft.
Minimum Lot Frontage for O-GNE only	50 ft. or cross-access easement agreements to which the City is a party for the limited purposes of modification or termination of the legal access rights
Minimum Building Setbacks:	
Street Lot Line except in the O-GNE	50 ft.
Street Lot Line O-GNE only	As specified in approved master plan
Side Lot Line	0
Rear Lot Line	50 ft. side
Lot Line Abutting an R Zoned Lot	50 ft. rear

DEVELOPMENT STANDARDS	PRC ZONE
Maximum Building Setbacks:	
Street Lot Line	None
Landscaping in Setbacks Abutting a Residentially Zoned Lot	20 ft. @ L3. See Section 29.403
Maximum Building Coverage	50%
Minimum Landscaped Area	15%
Maximum Height	100 ft. or nine stories
Parking Allowed Between Buildings and Streets	Yes
Drive-Through Facilities Permitted	Yes
Outdoor Display Permitted	Limited to garden centers and similar accessory uses, automotive and marine trade, in defined areas
Outdoor Storage Permitted	No
Trucks and Equipment Permitted	Yes

(Ord.. No. 3899, 02-13-07; Ord. No. 3928, 07-24-07)

**Sec. 29.806. "CCR" COMMUNITY COMMERCIAL/RESIDENTIAL NODE.**

(1) **Purpose.** The Community Commercial/Residential Node (CCR) Zone is intended to provide a shopping and services area where there is a shared attraction involving one trip to two (2) or more destinations within a node, as well as residential uses. Each Community Commercial Residential Node is characterized by a cluster of mixed commercial uses typically found in business districts. Uses within the nodes are more limited than those permitted in the Highway-Oriented Commercial (HOC) Zone. Residential uses are permitted only in combination with a commercial building and only above the first floor, which shall be devoted to commercial space.

(2) **Use Regulations.** The uses permitted in the CCR Zone are set forth in Table 29.806(2) below:

**"Table 29.806(2)**

**Community Commercial/Residential Node (CCR) Zone Uses**

USE CATEGORY	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
<b>RESIDENTIAL USES</b>			
Group Living	N	--	--
Household Living	N, except in combination with permitted non-residential use or uses, in which case Household Living shall be located above the first floor.	SDP Minor	Staff
Short-term Lodgings	Y	SDP Minor	Staff
<b>OFFICE USES</b>	Y	SDP Minor	Staff
<b>TRADE USES</b>			
Retail Sales and Services - General	Y	SDP Minor	Staff
Retail Trade - Automotive, etc.	N	--	--
Entertainment, Restaurant and Recreation Trade	Y	SDP Minor	Staff
Wholesale Trade	N	--	--
<b>INDUSTRIAL USES</b>			
Industrial Service	N	--	--
<b>INSTITUTIONAL USES</b>			
Colleges and Universities	N	--	--
Community Facilities	Y	SDP Minor	Staff
Social Service Providers	Y	SDP Minor	Staff
Medical Centers	N	--	--
Parks and Open Areas	N	--	--
Religious Institutions	Y	SP	ZBA
Schools	N	--	--
<b>TRANSPORTATION, COMMUNICATIONS AND UTILITY USES</b>			
Passenger Terminals	Y	SDP Minor	Staff
+Basic Utilities	Y	SDP Major	City Council
Commercial Parking	Y	SDP Minor	Staff

USE CATEGORY	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
Radio and TV Broadcast Facilities	Y	SP	ZBA
Personal Wireless Communication Facilities	Y	SP	ZBA
Rail Line and Utility Corridors	N	--	--
Railroad Yards	N	--	--
<b>MISCELLANEOUS USES</b>			
Commercial Outdoor Recreation	Y	SDP Minor	Staff
Child Day Care Facilities	Y	SDP Minor	Staff
Detention Facilities	Y	SP	ZBA
Major Event Entertainment	N	--	--
Vehicle Service Facilities	Y	SDP Minor	Staff

Y = Yes: permitted as indicated by required approval.  
N = No: prohibited  
SP = Special Use Permit required: See Section 29.1503  
SDP Minor = Site Development Plan Minor: See Section 29.1502(3)  
SDP Major = Site Development Plan Major: See Section 29.1502(4)  
ZBA = Zoning Board of Adjustment  
(Ord. No. 3949, 3-4-08)

(3) **Zone Development Standards.** The zone development standards for the CCR Zone are set forth in Table 29.806(3) below:

**Table 29.806(3)  
Community Commercial/Residential Node (CCR) Zone Development Standards**

DEVELOPMENT STANDARDS	CCN ZONE
Maximum FAR	.75
Minimum Lot Area, Single Building	25,000 sf
Minimum Lot Area, Center	100,000 sf
Maximum Building Area, Single Building	150,000 sf
Maximum Building Area, Center	800,000 sf
Minimum Lot Frontage	60 ft.
Minimum Building Setbacks:	
Front Lot Line	0
Side Lot Line	0
Rear Lot Line	0
Lot Line Abutting a Residentially Zoned Area	10 ft. side 10 ft. rear
Landscaping in Setbacks Abutting a Residentially Zoned Lot	5 ft. @ L3. See Sec 29.403
Maximum Building Coverage	65%
Minimum Landscaped Area	15%
Maximum Height	35 ft., or 45 ft. with a minimum roof pitch of 6/12
Parking Allowed Between Buildings and Streets	Yes
Drive-Through Facilities Permitted	Yes
Outdoor Display Permitted	Plants and produce only. See Sec 29.405
Outdoor Storage Permitted	No
Trucks and Equipment Permitted	Yes

*(Ord. No. 3591, 10-10-00; Ord. No. 3595, 10-24-00; Ord. No. 3822, 03-08-05; Ord. No. 3913,05-08-07)*

**29.807 “CVCN” Convenience Commercial Node**

(1) **Purpose.** The Convenience Commercial Node (CVCN) Zone is intended for strategically located nodes on major or minor thoroughfares within or near conventionally designed suburban residential neighborhoods. This zone encourages the provision of small-scale retail and service uses for nearby residents. Uses are restricted in size, scale, materials, and use to promote a local and compatible orientation with and to limit adverse impacts on nearby residential

areas. Development is intended to be pedestrian-oriented and also accommodate vehicular travel associated with conventional suburban residential subdivision design. Vehicle access and parking areas are strictly regulated to promote compatibility with the character of surrounding residential development and the intended pedestrian orientation of uses. The Convenience Commercial Node (CVCN) Zone is intended for areas of special sensitivity in order to avoid detrimental public and environmental impact by new land uses and to:

- (a) Promote clustered and convenient commercial land uses adjacent to residential areas
- (b) Provide for convenience to meet localized neighborhood needs
- (c) Integrate commercial land uses aesthetically and physically with adjacent residential subdivisions
- (d) Accommodate the vehicular mobility associated with conventional residential development while maintaining pedestrian connectivity
- (e) Promote higher design, building materials, landscaping standards, signage, lighting, and screening
- (f) Maximize Floor Area Ratios
- (g) Promote shared parking

(2) **Permitted Uses.** The uses permitted in the CVCN Zone are set forth in Table 29.807(2) below:

**Table 29.807(2)**  
**Convenience Commercial Node (CVCN) Zone Uses**

USE CATEGORY	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
<b>RESIDENTIAL USES</b>			
Group Living	N	--	--
Household Living	N	--	--
Short-term Lodgings	N	--	--
<b>OFFICE USES</b>	Y	SDP Minor	Staff
<b>TRADE USES</b>			
Retail Sales and Services – General	Y (except Kennels, Crematories)	SDP Minor	Staff
Retail Trade – Automotive, etc.	N	--	--
Entertainment, Restaurant and Recreation Trade	Y	SDP Minor	Staff
Wholesale Trade	N	--	--
<b>INDUSTRIAL USES</b>	N	--	--
<b>INSTITUTIONAL USES</b>			
College and Universities	N	--	--
Community Facilities	Y (except Crematories)	SDP Minor	Staff
Social Service Providers	Y	SDP Minor	Staff
Medical Centers	N	--	--
Religious Institutions	N	--	--
Schools	N	--	--
<b>TRANSPORTATION, COMMUNICATIONS AND UTILITY USES</b>			
Passenger Terminals	N	--	--
Basic Utilities	Y	SDP Minor	Staff
Commercial Parking	N	--	--
Parks and Open Areas	N	--	--
Personal Wireless Communication Facilities	Y	SP	ZBA
Radio and TV Broadcast Facilities	N	--	--
Rail Line and Utility Corridors	N	--	--
Railroad Yards	N	--	--
<b>MISCELLANEOUS USES</b>			
Commercial Outdoor Recreation	N	--	--
Child Day Care Facilities	Y	SP/SDP Minor	ZBA/Staff

Detention Facilities	N	--	--
Major Event Entertainment	N	--	--
Vehicle Service Facilities	N, except gasoline sales (but only if integrated with a convenience store) and car washes, both by Special Use Permit.	SP	ZBA

Y = Yes: permitted as indicated by required approval

N = No: prohibited

CC = City Council

SP = Special Use Permit: See Section 29.1503

SDP Major = Site Development Plan Major: See Section 29.1502(4)

ZBA = Zoning Board of Adjustment

(Ord. No. 3969,10-14-08)

(3) **Zone Development Standards.** The zone development standards for the CVCN Zone are set forth in Table 29.807(3) below:

**Table 29.807(3)**

**Convenience Commercial Node (CVCN) Zone Development Standards**

DEVELOPMENT STANDARDS	CVCN ZONE
Maximum Building Square Feet, Single Building	25,000 sf, except for a grocery store, which shall be a maximum of 35,000 sf
Maximum Building Area for a CVCN Commercial Center	100,000 sf
Minimum Lot Frontage	60 ft.
Minimum Setbacks for Buildings and Vehicle Paving:	
Front Lot Line	20 ft, except for a fuel canopy, which shall maintain a 10 ft setback measured from the front edge of the canopy
Side Lot Line	5ft
Rear Lot Line	10 ft
Lot Line Abutting a Residentially Zoned Lot	20 ft
Landscaping in Setbacks Abutting an Residentially Zoned Lot	20ft @ L3. See Section 29.403(1)© and Section 29.807(7)
Minimum Landscaping	See Section 29.403 and Section 29.807(7)
Minimum Landscaping for Parking Lots	Parking lot screening and landscaping shall be required pursuant to Section 29.403(4).
Architectural Standards	See Section 29.807(4)
Maximum Building Coverage	45%
Maximum Size of Gasoline Service	Fueling points to serve not more than 8 vehicles at once
Maximum Size of Car Wash	Up to 5 washing bays (depending on SUP allowance) including both automatic wash tunnels and hand wash bays
Minimum Landscaped Area	25%
Maximum Height	See Section 29.807(4)(b)
Parking Allowed Between Buildings and Streets	N, except on arterial street
Drive-Through Facilities Permitted	N, except separated a minimum of 80-ft from any Residentially Zoned Lot. See Section 29.1303
Outdoor Display Permitted	Yes. See Section 29.405
Outdoor Storage Permitted	No
Trucks and Equipment Permitted	No
Joint Use Parking	Permitted under terms in 29.406 (17)

(Ord. No. 3969,10-14-08)

(4) **Architectural Standards.**

(a) Architectural Theme. Building shall be compatible with adjacent residential buildings and with each other through similarities in scale, proportions, form, architectural detailing, color and texture.

(b) Height. No building shall exceed thirty (30) feet in height. (Measured as per 29.201(83))

(c) Materials.

(i) Exterior building materials shall be high quality and highly durable: for more than 50% of the total exterior wall area the surface material shall be stone, brick and/or pre-cast panels with the appearance to the pedestrian of stone or brick. Measurement of exterior wall area:

a. does not include windows, doors or their trim  
b. does include gable ends of roofs or ends of dormers if they are on the same visual plane as an exterior wall surface

(ii) Prohibited materials are:

- a. pre-cast panels with surface appearance other than brick or stone,
- b. smooth-faced concrete block
- c. painted masonry
- d. prefabricated panels of metal, fiberglass, or smooth surface textures.

(iii) Consistent materials shall be used on all facades.

(iv) Color of all exterior building materials shall be similar to the color of exterior building materials common on the same block or in the adjacent neighborhoods. If no adjacent buildings exist, muted earth tone colors shall be utilized.

(d) Facade Treatment.

(i) To diminish the building mass in order to be similar in scale to nearby residential structures and to provide architectural interest and variety, no façade shall have a length exceeding forty (40) feet uninterrupted by at least two (2) of the following

a. Modulation (i.e., change in plane, stepbacks, wall planes off-set by at least two feet)

b. change in material texture or masonry pattern,  
c. patterns of columns, piers, ribs or pilasters, or equivalent elements that subdivide the wall

d. change in fenestration pattern (windows)

(ii) Each facade that faces a street, walkway or parking lot shall be subdivided and proportioned by openings, such as windows or doors, and/or projecting structures, such as arcades, arbors, or awnings, along no less than forty (40) percent of the length of the façade. For windows to be included in this calculation, they must

a. be between the 2-foot and 10-foot height of the wall  
b. have the bottom of the window no more than four feet above the finish floor elevation

c. must allow views into the interior space or be a display window (but not display cases attached to the outside of the wall).

(e) Roof design. In order to minimize the visual difference between commercial and residential uses, look similar to nearby single-family residential dwellings, and give emphasis to architectural elements that will help divide the mass of a large building into smaller, identifiable pieces, all buildings shall incorporate one or more of the following groups of roof forms:

(i) Roof elements commonly found on unattached or attached single-family dwellings, such as pitched roofs equal to or steeper than 6:12, gables, dormers, or cupolas. These residential roof elements shall also have a durable, high-quality surface, such as architectural shingles, standing seam metal or tile.

(ii) Variations in roof forms and also variation in height of roof elements.

(iii) Flat roofs, but only if concealed by parapets, sloped roof forms or other architecturally integrated features and also variation in height of these roof elements.

(iv) Roof forms that correspond to and bring attention to elements and functions such as entrances, arcades, porches, building corners and/or focal points.

(f) Pedestrian Entrances.

(i) There shall be at least one functional pedestrian entrance facing a street.

(ii) In order that the primary building entrance of each building is clearly defined and sheltered from the summer sun and winter weather, it shall be recessed or framed, accomplished by a sheltering element such as an overhang, arcade or portico. The sheltering element shall provide at least six feet of width and four feet of depth.

(5) **Mechanical Equipment.**

(a) Comply with the standards of this section for all

- (i) cooling or heating equipment,
- (ii) pumps
- (iii) generators
- (iv) communications equipment
- (v) utility cabinets,
- (vi) other such mechanical equipment

(b) Locate and screen such mechanical equipment so it is not visible from adjoining properties or public streets or sidewalks and to minimize acoustic impacts of this equipment in these areas.

(c) Screening shall be integral and consistent with the overall design of the building and the landscape. At a minimum, screening materials shall meet the L3 or F2 standards set forth in Section 29.403 and

(i) shall include materials of the same type, quality and color as the principal materials of the building or landscape, and

(ii) at the time of installation, shall be at least six inches higher than the height of the mechanical equipment.

(6) **Service Areas**

(a) Comply with the standards of this section for all

- (i) loading berths, area or docks
- (ii) areas and equipment for trash collection or compaction
- (iii) truck parking
- (iv) other service areas and equipment

(b) Cluster the locations of such service areas and equipment.

(c) Locate and screen such service areas and equipment to minimize visibility from adjoining properties or public streets or sidewalks and to minimize acoustic impacts of the activities in these areas.

(d) Screening shall be integral and consistent with the overall design of the building and the landscape. At a minimum, screening materials shall meet the L3 or F2 standards set forth in Section 29.403 and shall include materials of the same type, quality and color as the principal materials of the building or landscape.

(7) **Landscaping.** Landscaping shall comply with Section 29.403(5) and also comply with the following:

(a) In addition to the standards of Section 29.403, at least one overstory tree shall be planted within the parking (space between the public sidewalk and street curb, where sidewalk does not exist it is the area between the property line and street curb) for every 60 ft (or part thereof) of lot frontage. If the City of Ames planting standards cannot be met due to site-specific conditions, the overstory tree shall be planted in the front yard, in addition to the other planting required by Section 29.403(5).

*(Ord. No. 3967, 9-09-08)*

(b) River rock or similar non-organic materials shall not be substituted for the landscaping area or used in combination with the minimum landscaping requirements in this zoning district or Section 29.403.

(8) **Fencing.** Fencing shall comply with Section 29.403 and also comply with the following:

(a) Where a fence or wall is used for screening in accordance with 29.403(1), at all lot lines it shall be placed on the interior side of the landscaped area.

(b) Fencing shall be integral and consistent with the overall design of the building and the landscape and also shall include materials of the same type, quality and color as the principal materials of the building or landscape.

(c) Chain link fences and fences containing barbed wire, electric charges or sharp materials are prohibited.

(9) **Lighting.** Outdoor lighting shall comply with Section 29.411 and also comply with the following:

- (a) Outdoor lighting prohibited:
  - (i) Bare lamps
  - (ii) Neon, fiber optics rope, L.E.D. or other types of strip style lighting
  - (iii) Illuminated translucent materials
  - (iv) Illuminated striping or banding,
  - (v) Pole mounted lights exceeding 25 feet in height
- (b) General floodlighting of buildings is not permitted. Lighting may be used to highlight specific architectural features, such as building entrances, provided that the light output shall be directed totally to that specific architectural feature.

(10) **Parking.**

- (a) The use of parking bumpers (wheel stops) is prohibited.
- (b) Provide bicycle parking at locations that do not obstruct the flow of pedestrians, are identified with signage, are visible and are located near customer entrances.

(11) **Pedestrian and Vehicular Circulation.**

- (a) The internal vehicular and pedestrian circulation within a development involving multiple buildings or lots must interconnect in an obvious and direct manner.
- (b) Pedestrian circulation
  - (i) An on-site sidewalk shall connect the street to a primary pedestrian entrance of the primary structure on the site. On corner lots, on-site sidewalks shall connect both streets to a primary pedestrian entrance of the primary structure on the site.
  - (ii) Where two or more buildings are on the same lot or on adjacent lots, on-site sidewalks shall connect at least one pedestrian entrance of each building.
  - (iii) Such on-site sidewalks shall be
    - a. lighted
    - b. no less than five (5) feet in width and, where a parked vehicle will overhang into any sidewalk, minimum width shall increase two (2) feet for each overhang
    - c. concrete, brick or other masonry pavers,
    - d. physically separated from other pavement by change in elevation or landscaping,
    - e. where crossing vehicle paving, clearly identifiable through the use of striping, elevation changes, speed bumps, a different paving material or other similar method.

(12) **Signage.**

- (a) No signs are permitted in this zoning district except those signs that conform to the standards and restrictions stated in this section.
- (b) The only types of signs permitted in this zoning district are wall signs and monument signs. A wall sign is a sign that is displayed by being affixed to the outside of an exterior wall of a building in which at least one business is located. Wall signs shall be affixed to only those walls that face a street.
- (c) Size restrictions.
  - (i) A wall sign shall be no larger than sixteen square feet, except that a wall sign may be up to thirty-two square feet in size if it is affixed to a building on a lot that abuts an arterial street, and the wall sign faces the arterial street.
  - (ii) Monument signs shall be no larger than thirty-two square feet, excluding the base, except that a monument sign may be up to sixty-four square feet in size if the lot on which it is located abuts an arterial street, and the monument sign faces the arterial street.
- (d) Number
  - (i) The number of wall-mounted signs shall not exceed two (2) signs per tenant space, including lettering on awnings.
  - (ii) Only one monument sign is permitted for each principal building on a lot. A monument sign is not permitted on a lot that is not the site of a principal building.

(e) Height restrictions. The maximum permissible height for a monument sign is eight feet, including the sign base; that is, the top of a monument sign shall be no more than eight feet above the grade of the site on which it is erected. However, the height of a monument sign, including the base, may be up to twelve feet if the sign is erected on a lot that abuts on an arterial street.

(f) Materials. Monument signs must incorporate materials of the same type, quality and color as the principal materials of the building.

(g) Lighting restrictions. The lighting of both wall signs and monument signs shall be projected downward, regardless of whether the lighting source is internal or external. If the sign faces an abutting residentially zoned lot, or a residentially zoned lot that is separated from the site of the illuminated sign by only one street, the face of the illuminated sign shall have a dark background.

(h) Prohibited Signage.

- (i) Banners
- (ii) Temporary and/or movable signs
- (iii) Billboards
- (iv) Outdoor advertisement displays
- (v) Signs that flash light in any manner
- (vi) Exposed neon signage

(i) Computerized/digital scrolling signs are only permitted if the lot on which it is located abuts an arterial street, and the computerized/digital scrolling sign faces the arterial street.

(13) **Operational Standards.** Pole mounted lights will be reduced to security levels when the commercial use is not open to the public.

*(Ord. No. 3832, 5-24-05)*

**Sec. 29.808. "DSC" DOWNTOWN SERVICE CENTER.**

(1) **Purpose.** The Downtown Service Center (DSC) zone is intended to provide for high-density development within the City's Urban Core. A broad range of uses is allowed to reflect the City's role as a commercial, cultural and governmental center. Development is intended to be very dense with high building coverage, large buildings in scale with the predominant building pattern in the Downtown commercial area, and buildings placed close together. Development is intended to encourage pedestrian activity with a strong emphasis on safe, vital and attractive streets.

(2) **Permitted Uses.** The uses permitted in the DSC Zone are set forth in Table 29.808(2) below:

**Table 29.808(2)**

**Downtown Service Center (DSC) Zone Uses**

USE CATEGORY	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
<b>RESIDENTIAL USES</b>			
Group Living	N	--	--
Household Living	N, except in combination with permitted non-residential use or uses, in which case Household Living shall be located above the first floor.	SDP Minor	Staff
Short-term Lodgings	Y	SDP Minor	Staff
<b>OFFICE USES</b>	Y	SDP Minor	Staff
<b>TRADE USES</b>			
Retail Sales and Services - General	Y	SDP Minor	Staff
Retail Trade - Automotive, etc.	N	--	--
Entertainment, Restaurant and Recreation Trade	Y	SDP Minor	Staff
Wholesale Trade	N	--	--
<b>INDUSTRIAL USES</b>			
Industrial Service	N	--	--

<b>INSTITUTIONAL USES</b>			
Colleges and Universities	Y	SP	ZBA
Community Facilities	Y	SDP Minor	Staff
Social Service Providers	Y	SP	ZBA
Medical Centers	N	--	--
Parks and Open Areas	Y	SDP Minor	Staff
Religious Institutions	Y	SP	ZBA
Schools	N	--	--
<b>TRANSPORTATION, COMMUNICATIONS AND UTILITY USES</b>			
Passenger Terminals	Y	SDP Minor	Staff
Basic Utilities	Y	SDP Major	City Council
Commercial Parking	Y	SDP Minor	Staff
Radio and TV Broadcast Facilities	Y	SP	ZBA
Rail Line and Utility Corridors	Y	SP	ZBA
Railroad Yards	N	--	--
<b>MISCELLANEOUS USES</b>			
Commercial Outdoor Recreation	N	--	--
Child Day Care Facilities	Y	SP	ZBA
Detention Facilities	N	--	--
Major Event Entertainment	Y	SP	ZBA
Vehicle Service Facilities	N	--	--
Adult Entertainment	Y	SDP Minor	Staff

Y = Yes: permitted as indicated by required approval.

N = No: prohibited

SP = Special Use Permit required: See Section 29.1503

SDP Minor = Site Development Plan Minor: See Section 29.1502(3)

SDP Major = Site Development Plan Major: See Section 29.1502(4)

ZBA = Zoning Board of Adjustment

(Ord. No. 3591, 10-10-00; Ord. No. 3872, 03-07-06; Ord. No. 3949, 3-4-08)

(3) **Zone Development Standards.** The zone development standards for the DSC Zone are set forth in Table 29.808(3) below:

**Table 29.808(3)  
Downtown Service Center (DSC) Zone Development Standards**

<b>DEVELOPMENT STANDARDS</b>	<b>DSC ZONE</b>
Minimum FAR	1.0 [1]
Minimum Lot Area	No minimum, except for mixed uses, which shall provide 250 sf of lot area for each dwelling unit
Minimum Lot Frontage	No minimum, except for mixed uses, which shall provide 25 ft.
Minimum Building Setbacks:	
Front Lot Line	0
Side Lot Line	0
Rear Lot Line	0
Lot Line Abutting a Residentially Zoned Lot	10 ft.
Landscaping in Setbacks Abutting an R Zoned Lot	5 ft. @ L3. See Section 29.403
Maximum Building Coverage	100%
Minimum Landscaped Area	No minimum
Maximum Height	7 stories
Minimum Height	2 Stories

DEVELOPMENT STANDARDS	DSC ZONE
Parking Allowed Between Buildings and Streets	No
Drive-Through Facilities Permitted	Yes
Outdoor Display Permitted	Yes. See Section 29.405
Outdoor Storage Permitted	No
Trucks and Equipment Permitted	Yes

(4) **Standards for the Granting of Exceptions to the Minimum Requirement** for Two Story Buildings in the DSC (Downtown Service Center) District. Before an exception to the requirement for two-story buildings in the DSC (Downtown Service Center) can be granted, the Zoning Board of Adjustment shall establish that the following standards have been, or shall be satisfied:

(a) Standards. The Zoning Board of Adjustment shall review each application for the purpose of determining that each proposed one-story building, in the DSC zone, meets the following standards:

(i) Physical circumstances exist for the property which result in a lot with a size and shape that is not conducive to a multi-story structure, and

(ii) It can be demonstrated that there is a direct benefit to the community to have a one-story structure, at the proposed location, as opposed to a multi-story structure.

(b) Procedure. The procedure to follow for an "exception" is described in Section 29.1506(3).

(Ord. No. 3815, 12-21-04; Ord. No. 3872, 03-07-06)

**Sec. 29.809. "CSC" CAMPUSTOWN SERVICE CENTER.**

(1) **Purpose.** The Campustown Service Center (CSC) zone is intended to provide high-density development within an area of the city adjacent to Iowa State University. A broad range of uses is allowed to serve the needs of people who wish to be near ISU, including students and staff, and their families. Development is intended to encourage lively commercial activity in the building at the street level and pedestrian activity, with a strong emphasis on safe, vital and attractive streets.

Development is intended to be very dense with high building coverage, large buildings in scale with the predominant building pattern in the Campustown commercial area, and buildings placed close together, while also conserving and preserving existing valuable characteristics by assuring compatibility between existing and new development. Building placement, scale at the street, design and materials reinforce a dynamic, pedestrian-friendly neighborhood character.

(2) **Permitted Uses.** The uses permitted in the CSC Zone are set forth in Table 29.809 (2) below:

**Table 29.809-R(2)**

**Campustown Service Center (CSC) Zone Uses**

USE CATEGORY	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
<b>RESIDENTIAL USES</b>			
Group Living	N	--	--
Housing Living	N, except in combination with permitted non-residential use or uses, in which case Household Living shall be located above the first floor.	SDP Minor	Staff
Short-term Lodgings	Y	SDP Minor	Staff
<b>OFFICE USES</b>	Y	SDP Minor	Staff
<b>TRADE USES</b>			
Retail Sales and Services – General	Y	SDP Minor	Staff
Retail Trade – Automotive, etc.	N	--	--
Entertainment, Restaurant and Recreation Trade	Y	SDP Minor	Staff
Wholesale Trade	N	--	--
<b>INDUSTRIAL USES</b>			
Industrial Service	N	--	--
<b>INSTITUTIONAL USES</b>			
Colleges and Universities	Y	SP	ZBA
Community Facilities	Y	SDP Minor	Staff
Social Service Providers	Y	SP	ZBA
Medical Centers	N	--	--
Parks and Open Areas	Y	SDP Minor	Staff
Religious Institutions	Y	SP	ZBA
Schools	N	--	--

<b>TRANSPORTATION, COMMUNICATIONS AND UTILITY USES</b>			
Passenger Terminals	Y	SDP Minor	Staff
Basic Utilities	Y	SDP Major	City Council
Commercial Parking	Y	SDP Minor	Staff
Radio and TV Broadcast Facilities	Y	SP	ZBA
Rail Line and Utility Corridors	Y	SP	ZBA
Railroad Yards	N	--	--
<b>MISCELLANEOUS USES</b>			
Commercial Outdoor Recreation	N	--	--
Child Day Care Facilities	Y	SP	ZBA
Detention Facilities	N	--	--
Major Event Entertainment	Y	SP	ZBA
Vehicle Service Facilities	N	--	--
Adult Entertainment Business	Y	SDP Minor	Staff

Y = Yes: permitted as indicated by required approval  
N = No: prohibited  
SP = Special Use Permit required: See Section 29.1503  
SDP Minor = Site Development Plan Minor: See Section 29.1502(3)  
SDP Major = Site Development Plan Major: See Section 29.1502(4)  
ZBA = Zoning Board of Adjustment  
(Ord. No. 3872, 03-07-06; Ord. No. 3949, 3-4-08)

(3) **Zone Development Standards.** The zone development standards for the CSC Zone are set forth in Table 29.809(3) below:

**Table 29.809(3)  
Campustown Service Center (CSC) Zone Development Standards**

<b>DEVELOPMENT STANDARDS</b>	<b>CSC ZONE</b>
Minimum FAR	1.0 [1]
Minimum Lot Area	No minimum, except for mixed uses, which shall provide 250 sf of lot area for each dwelling unit
Minimum Lot Frontage	No minimum, except for mixed uses, which shall provide 25 ft.
Minimum Building Setbacks:	
Front Lot Line	0
Side Lot Line	0
Rear Lot Line	10 ft.
Lot Line Abutting a Residentially Zoned Lot	10 ft.
Minimum Landscaped Area	No minimum
Landscaping in Setbacks Abutting an R Zoned Lot	5 ft. @ L3. See Section 29.403
Maximum Building Coverage	100%
Openings between buildings	In order to provide access for vehicles and/or utilities to the interior of the block, there shall be a twenty foot wide opening between buildings, at the approximate mid-point of each face of each block. In addition to this mid-block areaway or drive, any lot without other means of access from a public street or alley may have one driveway from the street of up to 20-ft in width.
Minimum Height	25 feet
Maximum height in portions of CSC bounded by: Lincoln Way Stanton Avenue Hunt Street Hayward Avenue	115 feet
Maximum height within fifteen (15) feet of the right-of-way lines of: Lincoln Way from Hayward Avenue to Stanton Avenue Welch Avenue from Lincoln Way to Chamberlain Street	30 feet
Maximum Height in all other locations	75 feet.

Parking Allowed Between Buildings and Streets	No
Windows	More than 50% of the area of primary or secondary façade between the ground line and the second floor line shall be windows that allow views into the interior space or be a display window.
Building Materials	Clay brick shall comprise more of the exterior wall surface of the building than any other material. Exterior surface does not include windows or doors or their trim. This requirement does not apply to additions to buildings which do not have brick as an exterior material.
Entrance	There shall be at least one functional pedestrian entrance facing a street.
Balconies	There shall be no exterior balconies above the third floor.
Site materials	No rocks, brick fragments or other hard, loose material over ¾-inch in size shall be used.
Drive-Through Facilities Permitted	Yes
Outdoor Display Permitted	Yes, See Section 29.405
Outdoor Storage Permitted	No
Trucks and Equipment Permitted	Yes

(4) **Standards for the Granting of Exceptions to the Minimum Requirement** for Two Story Buildings in the CSC (Campustown Service Center) District. Before an exception to the requirement for two-story buildings in the CSC (Campustown Service Center) can be granted, the Zoning Board of Adjustment shall establish that the following standards have been, or shall be satisfied:

(a) **Standards.** The Zoning Board of Adjustment shall review each application for the purpose of determining that each proposed one-story building, in the CSC zone, meets the following standards:

(i) Physical circumstances exist for the property which result in a lot with a size and shape that is not conducive to a multi-story structure, and

(ii) It can be demonstrated that there is a direct benefit to the community to have a one-story structure, at the proposed location, as opposed to a multi-story structure.

(b) **Procedure.** The procedure to follow for an “exception” is described in Section 29.1506(3).

(5) **Compliance.** New buildings shall be constructed in full compliance with the above standards for building design. In building additions or remodeling it is not required that the entire building be brought into full compliance with the above standards for building design. It is only required that the addition or remodeling comply. It is required that the addition or remodeling does not have the effect of increasing the level or degree of nonconformity of the building as a whole.

*(Ord. No. 3872, 03-07-06)*

**29. 810. “CGS” CONVENIENCE GENERAL SERVICE.**

(1) **Purpose.** The Convenience General Service Zone is intended for strategically located nodes on major or minor thoroughfares within or near conventionally designed suburban residential neighborhoods. This zone is similar to, and under the same locational criteria as, the CVCN district, except that it is less restrictive in terms of design standards, permit procedures, and scale of uses, making it appropriate for those locations where it is less likely to impact surrounding residential development. Development is intended to accommodate vehicular travel associated with conventional suburban residential subdivision design. Building and site improvements are moderately regulated to promote compatibility with the character of surrounding residential development.

(2) **Permitted Uses.** The uses permitted in the CGS Zone are set forth in Table 29.810(2) below:

**Table 29.810(2)  
Convenience General Service (CGS) Zone Uses**

<b>USE CATEGORY</b>	<b>STATUS</b>	<b>APPROVAL REQUIRED</b>	<b>APPROVAL AUTHORITY</b>
<b>RESIDENTIAL USES</b>			
Group Living	N	--	--
Household Living	N	--	--
Short-term Lodgings	N	--	--
<b>OFFICE USES</b>	Y	SDP Minor	Staff
<b>TRADE USES</b>			
Retail Sales and Services – General	Y (except Kennels, Crematories)	SDP Minor	Staff
Retail Trade – Automotive, etc.	N	--	--
Entertainment, Restaurant and Recreation Trade	Y	SDP Minor	Staff
Wholesale Trade	N	--	--
<b>INDUSTRIAL USES</b>	N	--	--
<b>INSTITUTIONAL USES</b>			
College and Universities	N	--	--
Community Facilities	Y (except Crematories)	SDP Minor	Staff
Social Service Providers	Y	SDP Minor	Staff
Medical Centers	N	--	--
Religious Institutions	N	--	--
Schools	N	--	--
<b>TRANSPORTATION, COMMUNICATIONS AND UTILITY USES</b>			
Passenger Terminals	N	--	--
Basic Utilities	Y	SDP Minor	Staff
Commercial Parking	N	--	--
Parks and Open Areas	N	--	--
Personal Wireless Communication Facilities	Y	SP	ZBA
Radio and TV Broadcast Facilities	N	--	--
Rail Line and Utility Corridors	N	--	--
Railroad Yards	N	--	--
<b>MISCELLANEOUS USES</b>			
Commercial Outdoor Recreation	N	--	--
Child Day Care Facilities	Y	SP/SDP Minor	ZBA/Staff
Detention Facilities	N	--	--
Major Event Entertainment	N	--	--
Vehicle Service Facilities	N, except gasoline sales (but only if integrated with a convenience store) and car washes.	SDP Minor	Staff

Y = Yes: permitted as indicated by required approval

N = No: prohibited

CC = City Council

SP = Special Use Permit: See Section 29.1503

SDP Major = Site Development Plan Major: See Section 29.1502(4)

ZBA = Zoning Board of Adjustment

3) **Zone Development Standards.** The zone development standards for the CGS Zone are set forth in Table 29.810(3) below:

**Table 29.810(3)**

**Convenience General Service(CGS) Zone Development Standards**

<b>DEVELOPMENT STANDARDS</b>	<b>CGS ZONE</b>
Maximum Building Square Feet, Single Building	25,000 sf, except for a grocery store, which shall be a maximum of 35,000 sf
Maximum Building Area for a CVCN Commercial Center	100,000 sf
Minimum Lot Frontage	60 ft.
Minimum Setbacks for Buildings and Vehicle Paving:	
Front Lot Line	20 ft, except for a fuel canopy, which shall maintain a 10 ft setback measured from the front edge of the canopy
Side Lot Line	5ft
Rear Lot Line	10 ft
Lot Line Abutting a Residentially Zoned Lot	20 ft
Landscaping in Setbacks Abutting an Residentially Zoned Lot	20ft @ L3. See Section 29.403(1)© and Section 29.807(7)
Minimum Landscaping	See Section 29.403 and Section 29.807(7)
Minimum Landscaping for Parking Lots	Parking lot screening and landscaping shall be required pursuant to Section 29.403(4).
Architectural Standards	See Section 29.807(4)
Maximum Building Coverage	45%
Maximum Size of Gasoline Service	Fueling points to serve not more than 10 vehicles at once
Maximum Size of Car Wash	Up to 5 washing bays including both automatic wash tunnels and hand wash bays
Minimum Landscaped Area	25%
Maximum Height	See Section 29.807(4)(b)
Parking Allowed Between Buildings and Streets	N, except on arterial street
Drive-Through Facilities Permitted	N, except separated a minimum of 80-ft from any Residentially Zoned Lot. See Section 29.1303
Outdoor Display Permitted	Yes. See Section 29.405
Outdoor Storage Permitted	No
Trucks and Equipment Permitted	No
Joint Use Parking	Permitted under terms in 29.406 (17)

*(Ord. No. 4028, 04-13-10)*

(4) **Architectural Standards.** The following standards apply to all site improvements and buildings as specified, except that gas station canopies are deemed compatible with residential development and are therefore exempt from these requirements.

(a) **Architectural Theme.** Building shall be compatible with adjacent residential buildings and with each other through similarities in scale, proportions, form, architectural detailing, color and texture.

(b) **Height.** No building shall exceed thirty (30) feet in height. (Measured as per 29.201(83))

(c) **Materials.**

(i) Exterior building materials shall be high quality and highly durable: for more than 50% of the total exterior wall area the surface material shall be stone, brick and/or pre-cast panels with the appearance to the pedestrian of stone or brick. Measurement of exterior wall area:

a. does not include windows, doors or their trim  
b. does include gable ends of roofs or ends of dormers if they are on the same visual plane as an exterior wall surface

(ii) Prohibited materials are:

- a. pre-cast panels with surface appearance other than brick or stone,
- b. smooth-faced concrete block
- c. painted masonry
- d. prefabricated panels of metal, fiberglass, or smooth surface textures.

(iii) Consistent materials shall be used on all facades.

(iv) Color of all exterior building materials shall be similar to the color of exterior building materials common on the same block or in the adjacent neighborhoods. If no adjacent buildings exist, muted earth tone colors shall be utilized.

(d) Facade Treatment.

(i) To diminish the building mass in order to be similar in scale to nearby residential structures and to provide architectural interest and variety, no façade shall have a length exceeding forty (40) feet uninterrupted by at least two (2) of the following

a. Modulation (i.e., change in plane, stepbacks, wall planes off-set by at least two feet)

b. change in material texture or masonry pattern,  
c. patterns of columns, piers, ribs or pilasters, or equivalent elements that

subdivide the wall

d. change in fenestration pattern (windows)

(ii) Each facade that faces a street, walkway or parking lot shall be subdivided and proportioned by openings, such as windows or doors, and/or projecting structures, such as arcades, arbors, or awnings, along no less than forty (40) percent of the length of the façade. For windows to be included in this calculation, they must

a. be between the 2-foot and 10-foot height of the wall  
b. have the bottom of the window no more than four feet above the finish floor elevation

c. must allow views into the interior space or be a display window (but not display cases attached to the outside of the wall.

(e) Roof design. In order to minimize the visual difference between commercial and residential uses, look similar to nearby single-family residential dwellings, and give emphasis to architectural elements that will help divide the mass of a large building into smaller, identifiable pieces, all buildings shall incorporate one or more of the following groups of roof forms:

(i) Roof elements commonly found on unattached or attached single-family dwellings, such as pitched roofs equal to or steeper than 6:12, gables, dormers, or cupolas. These residential roof elements shall also have a durable, high-quality surface, such as architectural shingles, standing seam metal or tile.

(ii) Variations in roof forms and also variation in height of roof elements.

(iii) Flat roofs, but only if concealed by parapets, sloped roof forms or other architecturally integrated features and also variation in height of these roof elements.

(iv) Roof forms that correspond to and bring attention to elements and functions such as entrances, arcades, porches, building corners and/or focal points.

(f) Pedestrian Entrances.

(i) There shall be at least one functional pedestrian entrance facing a street.

(ii) In order that the primary building entrance of each building is clearly defined and sheltered from the summer sun and winter weather, it shall be recessed or framed, accomplished by a

sheltering element such as an overhang, arcade or portico. The sheltering element shall provide at least six feet of width and four feet of depth.

(5) **Mechanical Equipment.**

- (a) Comply with the standards of this section for all
  - (i) cooling or heating equipment,
  - (ii) pumps
  - (iii) generators
  - (iv) communications equipment
  - (v) utility cabinets,
  - (vi) other such mechanical equipment
- (b) Locate and screen such mechanical equipment so it is not visible from adjoining properties or public streets or sidewalks and to minimize acoustic impacts of this equipment in these areas.
- (c) Screening shall be integral and consistent with the overall design of the building and the landscape. At a minimum, screening materials shall meet the L3 or F2 standards set forth in Section 29.403 and
  - (i) shall include materials of the same type, quality and color as the principal materials of the building or landscape, and
  - (ii) at the time of installation, shall be at least six inches higher than the height of the mechanical equipment.

(6) **Service Areas**

- (a) Comply with the standards of this section for all
  - (i) loading berths, area or docks
  - (ii) areas and equipment for trash collection or compaction
  - (iii) truck parking
  - (iv) other service areas and equipment
- (b) Cluster the locations of such service areas and equipment.
- (c) Locate and screen such service areas and equipment to minimize visibility from adjoining properties or public streets or sidewalks and to minimize acoustic impacts of the activities in these areas.
- (d) Screening shall be integral and consistent with the overall design of the building and the landscape. At a minimum, screening materials shall meet the L3 or F2 standards set forth in Section 29.403 and shall include materials of the same type, quality and color as the principal materials of the building or landscape.

(7) **Landscaping.** Landscaping shall comply with Section 29.403(5) and also comply with the following:

- (a) In addition to the standards of Section 29.403, at least one overstory tree shall be planted within the parking (space between the public sidewalk and street curb, where sidewalk does not exist it is the area between the property line and street curb) for every 60 ft (or part thereof) of lot frontage. If the City of Ames planting standards cannot be met due to site-specific conditions, the overstory tree shall be planted in the front yard, in addition to the other planting required by Section 29.403(5).

*(Ord. No. 3967, 9-09-08)*

- (b) River rock or similar non-organic materials shall not be substituted for the landscaping area or used in combination with the minimum landscaping requirements in this zoning district or Section 29.403.

(8) **Fencing.** Fencing shall comply with Section 29.403 and also comply with the following:

- (a) Where a fence or wall is used for screening in accordance with 29.403(1), at all lot lines it shall be placed on the interior side of the landscaped area.
- (b) Fencing shall be integral and consistent with the overall design of the building and the landscape and also shall include materials of the same type, quality and color as the principal materials of the building or landscape.

(c) Chain link fences and fences containing barbed wire, electric charges or sharp materials are prohibited.

(9) **Lighting.** Outdoor lighting shall comply with Section 29.411 and also comply with the following:

(a) Outdoor lighting prohibited:

- (i) Bare lamps
- (ii) Neon, fiber optics rope, L.E.D. or other types of strip style lighting
- (iii) Illuminated translucent materials
- (iv) Illuminated striping or banding,
- (v) Pole mounted lights exceeding 25 feet in height

(b) General floodlighting of buildings is not permitted. Lighting may be used to highlight specific architectural features, such as building entrances, provided that the light output shall be directed totally to that specific architectural feature.

(10) **Parking.**

(a) The use of parking bumpers (wheel stops) is prohibited.

(b) Provide bicycle parking at locations that do not obstruct the flow of pedestrians, are identified with signage, are visible and are located near customer entrances.

(11) **Pedestrian and Vehicular Circulation.**

(a) The internal vehicular and pedestrian circulation within a development involving multiple buildings or lots must interconnect in an obvious and direct manner.

(b) Pedestrian circulation

(i) An on-site sidewalk shall connect the street to a primary pedestrian entrance of the primary structure on the site. On corner lots, on-site sidewalks shall connect both streets to a primary pedestrian entrance of the primary structure on the site.

(ii) Where two or more buildings are on the same lot or on adjacent lots, on-site sidewalks shall connect at least one pedestrian entrance of each building.

(iii) Such on-site sidewalks shall be

- a. lighted
- b. no less than five (5) feet in width and, where a parked vehicle will overhang into any sidewalk, minimum width shall increase two (2) feet for each overhang
- c. concrete, brick or other masonry pavers,
- d. physically separated from other pavement by change in elevation or landscaping,
- e. where crossing vehicle paving, clearly identifiable through the use of striping, elevation changes, speed bumps, a different paving material or other similar method.

(12) **Signage.** All signs visible from a public right-of-way are subject to the following standards:

(a) No signs are permitted in this zoning district except those signs that conform to the standards and restrictions stated in this section.

(b) The only types of signs permitted in this zoning district are wall signs and monument signs. A wall sign is a sign that is displayed by being affixed to the outside of an exterior wall of a building in which at least one business is located. Wall signs shall be affixed to only those walls that face a street.

(c) **Size restrictions.**

(i) A wall sign shall be no larger than sixteen square feet, except that a wall sign may be up to 70 square feet in size if it is affixed to a building on a lot that abuts an arterial street, and the wall sign faces the arterial street.

(ii) Monument signs shall be no larger than thirty-two square feet, excluding the base, except that a monument sign may be up to sixty-four square feet in size if the lot on which it is

located abuts an arterial street, and the monument sign faces the arterial street.

(iii) Incidental signs are allowed in addition to allowable wall and monument signs. Incidental signs are non-illuminated permanent signs no larger than six (6) square feet in area per sign.

(d) Number

(i) The number of wall-mounted signs shall not exceed two (2) signs per tenant space, including lettering on awnings.

(ii) Only one monument sign is permitted for each principal building on a lot. A monument sign is not permitted on a lot that is not the site of a principal building.

(iii) The cumulative area of all incidental signs shall not exceed 32 square feet per building for wall signs and shall not exceed eight square feet per site for ground signs, except that incidental signage on the rear façade of a building that does not face a public right-of-way shall not be included in the maximum incidental sign area.

(e) Height restrictions. The maximum permissible height for a monument sign is eight feet, including the sign base; that is, the top of a monument sign shall be no more than eight feet above the grade of the site on which it is erected. However, the height of a monument sign, including the base, may be up to twelve feet if the sign is erected on a lot that abuts on an arterial street.

(f) Materials. Monument signs must incorporate materials of the same type, quality and color as the principal materials of the building.

(g) Lighting restrictions. The lighting of both wall signs and monument signs shall be projected downward, regardless of whether the lighting source is internal or external. If the sign faces an abutting residentially zoned lot, or a residentially zoned lot that is separated from the site of the illuminated sign by only one street, the face of the illuminated sign shall have a dark background.

(h) Prohibited Signage.

(i) Banners

(ii) Temporary and/or movable signs

(iii) Billboards

(iv) Outdoor advertisement displays

(v) Signs that flash light in any manner

(vi) Exposed neon signage

(i) Computerized/digital scrolling signs are only permitted if the lot on which it is located abuts an arterial street, and the computerized/digital scrolling sign faces the arterial street.

(13) **Operational Standards.** Pole mounted lights will be reduced to security levels when the commercial use is not open to the public.

*(Ord. No. 4028, 04-13-10)*