



Planning and Building Agency
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C4 (PLANNED SHOPPING CENTER)

Sec. 41-411. **Applicability of division.** C4 (planned shopping center) districts are specifically subject to the regulations contained in this division.

Sec. 41-412. **Uses permitted in the C4 district.** All uses permitted in the C1 district pursuant to section 41-365 are likewise permitted in the C4 district. In addition, adult entertainment businesses shall be permitted in the C4 district, subject to compliance with the requirements of article XVII of this chapter.

Sec. 41-412.5. **Uses subject to a conditional use permit in the C4 district.** The following uses may be permitted in the C4 district subject to the issuance of a conditional use permit:

- (a) Hotels, motels, lodging houses, care homes, fraternity houses and sorority houses.
- (b) Indoor swap meets, bulk merchandise stores, and home improvement warehouse stores.
- (c) Eating establishments with drive-through window service.
- (d) Eating establishments open at any time between the hours of 12:00 a.m. and 5:00 a.m. and located within one hundred fifty (150) feet of residentially zoned or used property, measured from property line to property line.
- (e) Laundromats, subject to the development and performance standards set forth in section 41-199.
- (f) Retail markets having less than twenty thousand (20,000) square feet of floor area which are open at any time between the hours of 12:00 midnight and 5:00 a.m.
- (g) Check cashing facilities, as defined by section 41-42.7 of this Code.
- (h) Banquet facilities, subject to development and operational standards set forth in section 41-199.1.
- (i) Banquet facilities as an ancillary use, subject to development and operational standards set forth in section 41-199.1.
- (j) Adult day care facilities.

Sec. 41-413. Operational standards in the C4 district.

- (a) All business activities in the C4 district shall be conducted or located within an enclosed building, except as otherwise provided in section 41-195, and except that the following business activities, to the extent permitted under sections 41-412 and 41-412.5 may be conducted outside of an enclosed building:
 - (1) Newsstands.
 - (2) Flower stands.
 - (3) Plant nurseries.
 - (4) Automobile sales and parking lots.
 - (5) Recreational or entertainment uses.
- (b) There shall be no manufacturing, processing, compounding, assembling or treatment of any material or product other than that which is clearly incidental to a particular retail enterprise, and where such goods are sold on the premises.

Sec. 41-414. Building height. No structure shall exceed thirty-five (35) feet in height.

Sec. 41-416. Yard, building setback, landscaping, lot size, and lot frontage requirements in the C4 district. Yard, building setback, landscaping, lot size, and lot frontage requirements in the C4 district are the same as those prescribed for the C1 district by sections 41-368, 41-369, 41-370, 41-372, and 41-373.

Sec. 41-417. Off-street parking. Off-street parking shall be provided in the manner prescribed by Article IV of this chapter.

Sec. 41-418. Service stations, automobile servicing, and automobile repair in the C4 district. In addition to the provisions of this chapter for commercial uses, service stations and automobile servicing are subject to the requirements of 41-374, and automobile repair is subject to the requirements of 41-385.