

Sec. 2.16B. - C-1A Fremaux Avenue/Shortcut Highway district.

2.16B01

Purpose and intent: This district is intended to permit limited commercial activities with certain development restrictions deemed necessary to preserve the residential and light commercial character of the surrounding area.

2.16B02

Boundaries of district: Only properties located within the boundaries of the following described district shall be eligible for rezoning to the C-1A zoning classification:

That area with properties fronting along Highway 190 (Fremaux Avenue/Short Cut Highway) from the W-14 Canal east to the intersection of Highway 190 and Nellie Drive.

2.16B03

Permitted uses. Any use permitted in the C-2 Neighborhood Commercial District (as outlined below) except multifamily residential, laundrettes, department stores, seafood shops, locker plants and warehousing.

Permitted uses: Office, filling stations, barber shops, florists, beauty shops, banks, day care centers and nurseries, bakery, appliance shop, sporting goods, hardware, funeral homes and mortuaries, art and dance studios, retail dry cleaning drop off and pick-up stations, dry cleaning shops employing facilities for the cleaning and pressing of dry goods for retail trade only, and as approved by the fire marshal.

Permitted uses less than 5,000 square feet: Restaurant (no drive-up or drive-through), grocery and drug stores, meat markets (no seafood), clinic, print shops.

2.16B04

Prohibited uses. All uses not permitted herein and trailers, except as used for temporary offices for construction purposes, and other uses detrimental to the neighborhood because of excessive odor, dust, gas, excessive glare, noise and vibration as is described in section 2.1901.

2.16B05

Building setbacks.

Front yard. All buildings shall have a minimum front yard setback of 25 feet from the front lot line.

Side yard. A side yard setback equal to five per cent of the width of the lot, or ten feet, whichever is greater, shall be provided on each side of the property.

Rear yard. No setback shall be required unless the lot abuts a residentially zoned lot or parcel, then a buffer zone shall be provided in accordance with section 2.2207.

2.16B06

Height regulations. No building shall exceed 35 feet in height. If a commercial structure of 35 feet is constructed on a lot or parcel that is contiguous to a residentially zoned property, there shall be no windows or doors constructed on that side of the building facing the residential property above ten feet finished floor elevation.

2.16B07

Area regulations.

(1) Yard:

(a) Front yard — 25 feet.

(b) Side yard and rear yard — None is required except where a lot is adjacent to a residential district. Where a yard is provided said side yard shall not be less than five feet, and said rear yard shall not be less than ten feet.

2.16B08

Off-street parking regulations. Off-street parking regulations in the C-1A district are as provided for under Part 4. Where possible, parking should be provided to the rear of the primary use with driveway access along a side property line. When parking is provided in the rear and a lot or parcel is contiguous to a residentially zoned parcel, the parking can be placed within the 25 foot setback by adding a landscaped buffer zone in accordance with section 2.2207.

2.16B09

Loading zone requirements. Same as the C-2 zoning district (section 2.1606). If a lot or parcel is contiguous to a residentially zoned parcel, no loading areas shall be constructed within five feet of a side lot line or ten feet of a rear lot line which is contiguous to the residential property.

2.16B10

Tree and landscaping requirements. All developments shall be designed in accordance with section 2.25 of the zoning ordinance except that the required ten-foot planting area required in section 2.2513 of the zoning ordinance may be reduced to five feet.

2.16B11

Design standards. All new buildings, additions to buildings or improvements to buildings in existence prior to the adoption of this ordinance shall be designed and conform with the following design standards:

- (1) All buildings shall be of wood frame, metal frame, or masonry construction, or any combination thereof. Metal fabricated buildings shall be permitted when exterior facades constructed of materials as specified in (3) below.
- (2) All buildings shall be constructed with a hip, gable, mansard or gambrel roof having a pitch of no less than four inches of rise for each 12 inches of run. Flat roofs are prohibited.
- (3) All buildings shall be sided on all sides with wood siding, wood-appearing siding, stucco or face brick, or any combination thereof.
- (4) All signs shall conform with section 500 of the zoning ordinance except that the maximum size of building signs permitted in subsection 520.03(B) shall not exceed two times the width in feet of the building wall where such signs are to be placed and not more than one monument-style freestanding sign shall be permitted upon each street frontage provided that such sign conforms with the following standards:
 - (a) No sign shall exceed 40 square feet in total sign face area;
 - (b) No sign shall exceed five feet in height from the top of the sign to the ground below;
 - (c) All signs shall be set back at least five feet from the lot line.

(Ord. No. 3688, 5-28-2013)