### C-4 Limited Office, Retail and Arts and Crafts District

(1) Purpose

The C-4 limited office, retail and arts and crafts district ~~is district~~ provides a specific area for limited office, retail and arts and crafts commercial uses of a nature not likely to generate heavy vehicular traffic. The C-4 district recognizes the need to protect residential property owners who are adversely affected by heavily trafficked city roads and to maintain the residential character of the area surrounding these roads. This district serves as a transitional buffer area between heavily trafficked roads and the adjoining residential districts.

(2) Boundaries

(a) Only property within a C-4 zoning eligibility area, as shown on the official zoning map, shall be eligible for rezoning to C-4. Rezoning of individual parcels shall follow the procedures in Section 14-3.5.

(b) Amendment to the existing eligibility area or a proposal for an additional C-4 zoning eligibility area surrounding another heavily trafficked road not already included within the existing C-4 zoning eligibility area(s) constitutes a Chapter 14 text amendment and shall comply with the procedures set forth in Section 14-3.3.

(3) Rezoning Requirements

Rezoning to C-4 requires consideration and approval by the planning commission and governing body of a development plan for the property as provided in Section 14-3.8.

**Permitted Uses**

1. Adult day care
2. Arts & crafts schools
3. Arts & crafts studios, galleries & shops; gift shops for the sale of arts & crafts
4. Barber shops & beauty salons
5. Boarding, dormitory, monastery
6. Cabinet shops (custom)
7. Colleges & universities (non-residential)
8. Continuing care community
9. Daycare; preschool; for infants and children (6 or fewer)
10. Daycare; preschool; for infants & children (more than 6)
11. Dwelling; multiple family
12. Dwelling; single family
13. Electrical distribution facilities
14. Electrical substation
15. Electrical switching station
16. Electrical transmission lines
17. Fire stations
18. Foster homes licensed by the State
19. Group residential care facility
20. Group residential care facility (limited)
21. Manufactured homes
22. Medical & dental offices & clinics
23. Museums
24. Neighborhood & community centers (including youth & senior centers)
25. Nursing, extended care convalescent, recovery care facilities
26. Offices Business & professional (no medical, dental, or financial services)
27. Personal care facilities for the elderly
28. Police stations
29. Police substations (6 or fewer staff)
30. Public parks, playgrounds, playfields
31. Religious assembly (all)
32. Rental unit; short term
33. Restaurant: fast service, take out, no drive-through or drive-up (not to exceed 1,000 square feet gross floor area; no alcohol sales)
34. Schools; vocational or trade (non-industrial)
35. Sign shops
36. Tailoring & dressmaking shops
37. Urban Farm Ground Level up to 1-acre in size
38. Vocational/trade schools, nonindustrial

**Permitted Uses that require a Special Use Permit** if located within 200 feet of residentially zoned property.

1. Clubs & lodges (private)
2. Correctional group residential care facility
3. Kennels
4. Religious, educational & charitable institutions (no schools or assembly uses)
5. Schools; elementary & secondary (public & private)
6. Veterinary establishments & pet grooming

**Special Use Permit**

The following uses may be conditionally permitted in C-4 districts subject to a Special Use Permit:

1. Colleges & universities (residential)
2. Grocery stores (neighborhood)
3. Laundromats (neighborhood)
4. Mobile home permanent installation
5. Sheltered care facilities
6. Urban Farm Ground Level greater than 1-acre; Urban Farm Roof Level; Aquaculture (less than 750 sq. ft.); Aquaponics; and Hydroponics
7. Utilities (all, including natural gas regulation station, telephone exchange, water or sewage pumping station, water storage facility)

**Accessory Uses**

The following accessory uses are permitted in C-4 districts:

1. Accessory dwelling units
2. Accessory structures, permanent, temporary or portable, not constructed of solid building materials; covers; accessory structures exceeding 30 inches from the ground
3. Barbecue pits, swimming pools (private)
4. Children play areas & equipment
5. Daycare for infants & children (private)
6. Garages (private)
7. Greenhouses (non-commercial)
8. Home occupations
9. Incidental & subordinate uses & structures
10. Pharmacies, apothecaries, or laboratories accessory to a clinic
11. Residential use ancillary to an approved use
12. Utility sheds (within the rear yard only)