### 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.

***Dimensional Standards***

**Minimum district size**

* Single family dwelling: 3,000 square feet (may be reduced to 2,000 square feet if common open space is provided.
* Multiple family dwelling: as required to comply with gross density factor.
* Single-Family
  + Where the *lot* size is between two thousand (2,000) and three thousand (3,000) square feet, qualifying *common open space* is required in an amount such that the sum of the square footage of the *lots* in the *development* plus the sum of the square footage for qualifying *common open space*, all divided by the number of single *family* *lots*, equals no less than three thousand (3,000) square feet.
* Multiple-Family
  + *Qualifying common open space* is required at a minimum of two hundred fifty (250) square feet per unit.

**Maximum height**: 24 feet – see also Table 14-7.3-1, note 6 in setbacks

**Minimum setbacks:** Table 14-7.3-1, note 6: Within 10 feet of a side or rear property line, no point on a structure shall be higher than 12 feet above the finished grade at the closest point on the perimeter of the structure. Within 15 feet of any property line, no point on a structure shall be higher than 24 feet above finished grade at the closest point on the perimeter of the structure.

Non-residential uses: Street 10; side 5, rear 10

Residential uses: Street 7; side 5 (10 on upper stories); rear 15 or 20% of the average depth dimension of lot, whichever is less

**Max lot cover**:

Non-residential uses: 60

Residential uses: 40