

C-4	DOWNTOWN BUSINESS COMMERCIAL	C-4
PERMITTED PRINCIPAL USES AND STRUCTURES		MINIMUM REQUIRED OFF-STREET PARKING
1. Automotive sales, service and repair		Off street parking in rear of building, if possible
2. Dry cleaners or laundry		
3. Clubs and lodges		
4. Retail businesses		
5. Personal service and repair shops		
6. Business and professional offices and studios		
7. Medical, dental, chiropractic clinics		
8. Restaurants, night club, café or tavern		
9. Public buildings and utilities but not including storage or maintenance yards or buildings		
10. Public garages and parking lots		
11. Plumbing and heating sales, service and repair shops		
12. Printing, publishing and engraving		
13. Dwelling unit above a store or shop		
PERMITTED ACCESSORY USES AND STRUCTURES		
<ol style="list-style-type: none"> 1. Uses and structures clearly incidental and necessary to the permitted principal uses or structures of this district. 2. Outdoor sales and service. 3. Private garages. 4. Parking lots. 5. Temporary buildings used in conjunction with construction work, provided such buildings are promptly removed upon the completion of the construction work. 		
SPECIAL EXCEPTION USES AND STRUCTURES		
<p>Subject to Section 165.37 and the other requirements contained herein, the Downtown Enhancement Committee may permit the following:</p> <ol style="list-style-type: none"> 1. Service stations and sales of petroleum products. 2. Warehousing. 3. Preschools and child care centers. 4. Churches or accessory facilities. 5. Auto body shops and auto repair shops. 6. Existing single-family residential and/or mixed residential buildings/properties. 		

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MINIMUM LOT AREA AND WIDTH	MINIMUM YARD REQUIREMENTS	MAXIMUM HEIGHT	
Commercial Uses: None	Commercial Uses: None except where apartments are above a store or shop, a rear yard of 20 feet shall be provided and where adjacent to an R District, a front or side yard of 10 feet and a rear yard of 20 feet shall be provided.	4 stories or 50 feet	
BUILDING WIDTH			
Any new building more than 45 feet in width should be divided into increments of no more than 45 feet through articulation of the façade. This can be achieved through combinations of the following techniques: (i) divisions or breaks in materials; (ii) window bays; (iii) separate entrances and entry treatments; (iv) variation in roof lines; (v) building setbacks (up to nine inches).			
PERMITTED SIGNS			
<ol style="list-style-type: none"> 1. Advertising signs and billboards and trade, business or industry identification signs provided that: Free standing signs shall not exceed 25 feet in height. 2. Signs attached to a building shall not project above the height of the building or more than four feet from the wall of the building. 3. Projecting signs must be no greater than 12 square feet and have a maximum width of three feet and maximum height of five feet. No less than eight feet of clearance shall be provided between the sidewalk elevation and the lowest point of the projecting sign. Maximum distance between sign and building face is one foot. Projecting or wall signs cannot block or obliterate window or cornices of the building upon which they are placed. 4. No sign shall exceed 150 square feet in area, nor shall any sign cover more than 10 percent of the building face which it covers. 5. No sign or billboard shall be located in, overhang, or project into a required yard. 6. All signs and billboards shall be maintained in a neat and presentable condition and in the event their use shall cease, they shall be promptly removed and the surrounding area restored to a condition free from refuse and rubbish. 7. Internally illuminated signs (not including neon) are prohibited except for theater signage. Pylon and monument signage is prohibited on State Street. Temporary window signage is limited to one-third of the window surface area. The combination of neon signage, permanently painted signage and temporary signage should not exceed a total of two-thirds of the window surface area. 8. All business signs shall be removed from the premises within 90 days of the closing of a business. 			

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DESIGN STANDARDS		
Primary Building Materials		
<ol style="list-style-type: none"> 1. Painting previously unpainted brick is not allowed without prior approval of Downtown Enhancement Committee. 2. The following materials are not allowed on the façades of buildings adjacent to public rights-of-way: (i) concrete block or brick larger than four inches in height, 12 inches in length; (ii) aluminum, vinyl, or fiberglass siding or roofing materials; (iii) concrete masonry units (except split-faced block), variety may be used for accents only; (iv) materials that attempt to mimic traditional materials without prior approval of the Downtown Enhancement Committee. 		
Front Entry		
<ol style="list-style-type: none"> 1. Except when using a door style original to the building, doors must be metal or fiberglass with a full panel design with at least the upper panels in glass or be full glass. Vinyl and metal screen/storm doors are not allowed. 2. Doors to apartment entrances for upper story house may be full metal or fiberglass. 		
Cornices		
<ol style="list-style-type: none"> 1. Owners are encouraged to preserve, maintain, or repair their original configuration or with materials and details to match the existing. 2. Plans to remove, conceal, cover, or replace a cornice should be reviewed and agreed upon between the owner and the Downtown Enhancement Committee. 		
Windows		
<ol style="list-style-type: none"> 1. Owners are encouraged to repair or retain original windows. Windows replacement should only be considered when existing are not original or are so deteriorated that repair is not feasible. 2. Plans for new storefront windows should be reviewed and agreed upon between the owner and the Downtown Enhancement Committee. 3. Clear glass should be installed for display windows. Interior shades or horizontal blinds should be utilized for shade or privacy. Permanent shades or covers may not be used. 4. Avoid creating new window openings or eliminating original window openings on all principal elevations, or on areas of a building that can be viewed easily by the public. 5. Original window trim should be preserved and retained. Decorative window lintels and details may be added. 6. Upper story replacement windows should match the original in size and shape. Design, material and glazing pattern should be replicated if feasible. 7. Covering of deteriorating or broken windows/doors with cardboard, plywood or similar material for more than 30 days is not allowed. 		

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DESIGN STANDARDS (continued)		
Awnings		
<ol style="list-style-type: none"> 1. If canvas awnings are used, awnings cannot extend across multiple storefronts and/or multiple buildings. Canvas awnings must be constructed of durable, protective and water repellent canvas. Backlighting or illuminating awnings are not allowed. 2. All awnings must be at least three feet away from the plane of any street light. 		
Roofs and Parapets		
<ol style="list-style-type: none"> 1. The roof design or style must be maintained where it is visible from the ground (e.g. a flat roof may not be replaced with a pitched roof). 2. Roofing materials visible from the ground in front of the building cannot include metal except for caps. 3. Adequate gutters and downspouts must be located to carry water off the roof and away from the building. 4. Heating/cooling units, air circulation units, antennas and satellite dishes must be located as near to the rear of the roof as mechanically possible so they cannot be seen from the ground and front of the building. If placement out of view from the ground is not mechanically possible, a movable barrier designed to blend with the rest of the structure should be built around such mechanical units that would provide adequate air circulation. 5. Parapets should be capped and sealed. 6. Unless damaged beyond repair, architectural designs on the parapet should be maintained 		
Other Architectural Details		
<p>Bulkheads, transoms, molding and other architectural details should be replaced with like architectural details, even if exact materials cannot be used. Transom windows should be replaced with windows unless the interior structure has been altered such that windows are not feasible. In all other cases, materials for architectural details shall replicate the appearance of the original.</p>		
Color		
<p>The color of buildings should complement the adjacent buildings' colors. The color of brick or other natural building materials should dictate the color family choice. Bricks in the red and brown tones with light and bright colors should be used only as minor accents. The accent colors should complement the primary color. Colors used must either be on the color palette approved by the Downtown Enhancement Committee organized pursuant to 165.37 or a proposed color must be submitted to and approved by them. If the Downtown Enhancement Committee does not approve a color submitted, the applicant may appeal the decision to the Planning Commission for consideration.</p>		
Utility Areas and Mechanical Equipment Screening		
<p>Where mechanical equipment, utility boxes or dumpsters are located on the ground visible from the front, a barrier should be constructed around the structure, to screen such equipment or dumpster. Barriers should maintain necessary access and adequate air circulation to and around such equipment. Barriers should also screen tires, scrap metal and debris.</p>		

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DESIGN STANDARDS (continued)		
Exhaust Fans		
Exhaust fans may not exhaust through any wall visible from the front.		
Performance Standards		
Street Sales, Furniture and Plants. Any benches or planters kept in front of buildings must be a variety approved by the Downtown Enhancement Committee organized pursuant to 165.37. Any metal may have no rust or chipping paint. Any wood must be finished and weather-resistant. Plants kept in front of buildings must be kept green and live with no unsightly weeds. Sidewalk sales may not continue for more than six consecutive days and no more than 15 days in a calendar month.		