

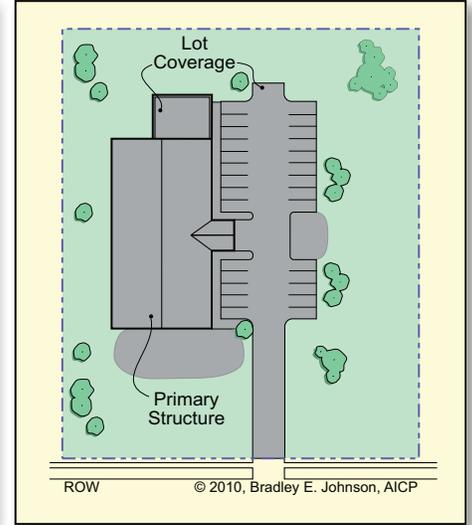
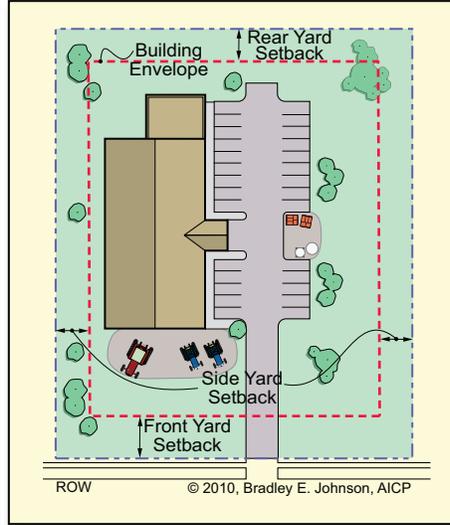
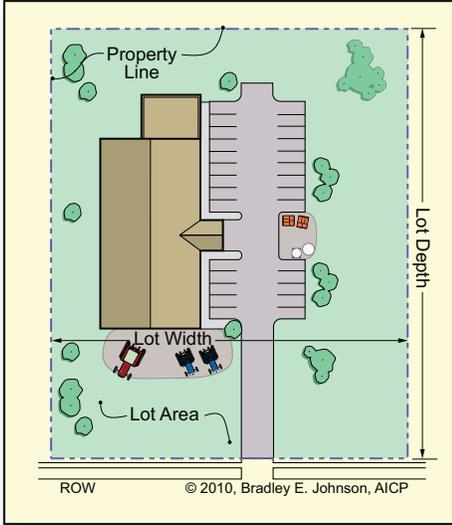
Outdoor Commercial (OC) District

2.31 OC District Intent, Permitted Uses, and Special Exception Uses

District Intent	Permitted Uses	Special Exception Uses
<p>The OC (Outdoor Commercial) District is intended to be used as follows:</p> <p>Use Type and Intensity</p> <ul style="list-style-type: none"> • Heavy intensity commercial, primarily for businesses with a significant portion of their stock in trade being displayed outdoors <p>Application of OC District</p> <ul style="list-style-type: none"> • Existing and new development • Spot to small area zoning <p>Development Standards</p> <ul style="list-style-type: none"> • Utilize strict development standards to minimize impacts on adjacent properties • Minimize noise, water, air pollution, and especially light pollution <p>Appropriate Adjacent Zoning Districts</p> <ul style="list-style-type: none"> • PR, AG, IS, NC, LC, GC, OC, HC, EP, I1, and I2 <p>Plan Commission</p> <ul style="list-style-type: none"> • Use the OC District for existing developments and carefully for new commercial development <p>Board of Zoning Appeals</p> <ul style="list-style-type: none"> • Allow a special exception use only when it is compatible with the surrounding areas • Be sensitive to aesthetics and the potential for light pollution, noise pollution, pedestrian safety, and vehicular safety 	<p>Accessory Permitted Uses</p> <ul style="list-style-type: none"> • small wind turbine system <p>Commercial Permitted Uses</p> <ul style="list-style-type: none"> • amusement center • automobile dealership • automobile oriented business • bank machine/atm • banquet hall • bar/tavern • barber/beauty shop • billiard/arcade room • bowling alley • broadcast studio • club or lodge • coffee shop • coin laundry • commercial training facility or school • dance/night club • day care • delicatessen • equipment rental • equipment sales • fitness center/health club • funeral home or mortuary • gas station • health spa/day spa • hotel/motel • ice cream shop • machinery rental • machinery sales • miniature golf • movie theater • office, construction trade • office, design services • office, general services • office, medical services • paintball facility • photography studio • recreation center/play center • recreation vehicle rental • recreation vehicle sales • restaurant • restaurant with drive-up window • retail (type 1), very low intensity • retail (type 2), low intensity • retail (type 3), medium intensity • retail (type 4), high intensity • retail (type 6), outdoor sales • skating rink • sports complex (indoor) • studio arts • swimming pool • tailor/pressing shop • tanning salon • tattoo/piercing parlor • watercraft rental • watercraft sales • winery <p>Institutional Permitted Uses</p> <ul style="list-style-type: none"> • community center • government office • government operations (non-office) • police, fire, or rescue station • trade or business school 	<p>Accessory Special Exception Uses</p> <ul style="list-style-type: none"> • large wind turbine system <p>Commercial Special Exception Uses</p> <ul style="list-style-type: none"> • retail (type 5), very high intensity • retail (type 7), special handling <p>Institutional Special Exception Uses</p> <ul style="list-style-type: none"> • recycling collection point

Outdoor Commercial (OC) District

2.32 OC District Development Standards



Minimum Lot Area

- 25,000 square feet

Minimum Lot Width

- 100 feet

Sewer and Water

- Sanitary sewer and water utility required

Minimum Front Yard Setback

- 40 feet for primary and accessory structures

Minimum Side Yard Setback

- 30 feet for primary and accessory structures

Minimum Rear Yard Setback

- 35 feet for primary and accessory structures

Maximum Lot Coverage

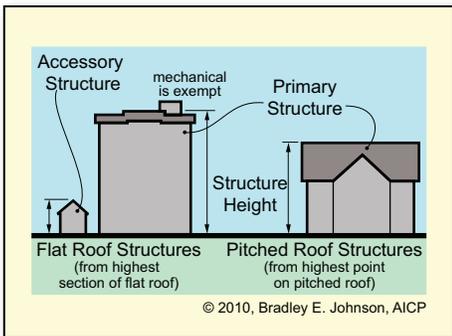
- 75% of lot area

Minimum Main Floor Area

- 1,000 square feet

Maximum Primary Structures

- no limit



Maximum Structure Height

- 35 feet for primary structure
- 25 feet for accessory structure

Additional Development Standards that Apply

Accessory Structures	Landscaping	Signs
• AS-01 5-6	• LA-01 5-45	• SI-01 5-75
• AS-10 5-13	• LA-02 5-46	• SI-07 5-91
Architecture	• LA-04 5-47	Special Exception
• AR-02 5-14	• LA-06 5-48	• SE-01 5-105
Density and Intensity	• LA-07 5-48	Storage
• DI-01 5-16	• LA-08 5-49	• SR-03 5-106
Driveway	Lighting	Structure
• DW-01 5-17	• LT-01 5-51	• ST-01 5-107
• DW-04 5-20	Loading	Temporary Use
Environmental	• LD-01 5-52	• TU-01 5-110
• EN-01 5-21	Lot	• TU-05 5-111
Fence and Wall	• LO-01 5-53	Trash Receptacle
• FW-01 5-22	Outdoor Storage	• TR-01 5-112
• FW-07 5-24	• OS-02 5-58	Vision Clearance
Floodplain	Parking	• VC-01 5-113
• FP-01 5-26	• PK-01 5-60	Wind Turbine Systems
Floor Area	• PK-07 5-62	• WT-01 5-114
• FA-01 5-35	Performance	• WT-02 5-116
Height	• PF-01 5-68	
• HT-01 5-36	Public Improvement	
	• PI-01 5-69	
	Setback	
	• SB-01 5-71	
	Sewer and Water	
	• SW-01 5-73	