

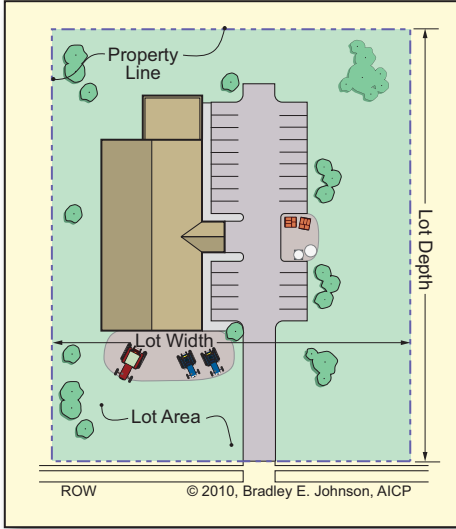
Outdoor Commercial (OC) District

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 firearm sales fitness center/health club funeral home or mortuary gas station health spa/day spa hotel/motel ice cream shop machinery rental machinery sales micro brewery micro distillery miniature golf movie theater office, construction trade office, design services office, financial 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 5), very high intensity retail (type 6), special handling 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 or fire station rescue station trade or business school 	<p>Accessory Special Exception Uses</p> <ul style="list-style-type: none"> large wind turbine system <p>Institutional Special Exception Uses</p> <ul style="list-style-type: none"> recycling collection point

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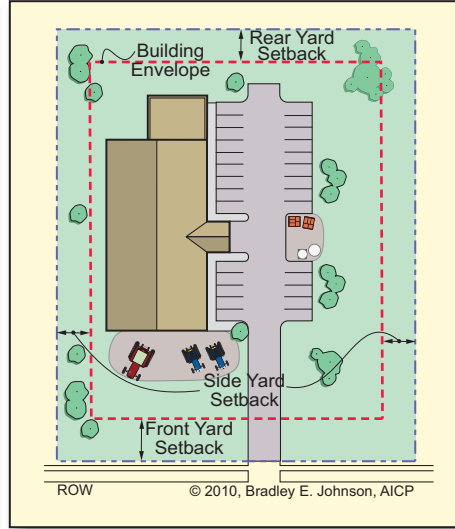
2.32 OC District Development Standards



Minimum Lot Area
• 25,000 square feet

Minimum Lot Width
• 100 feet

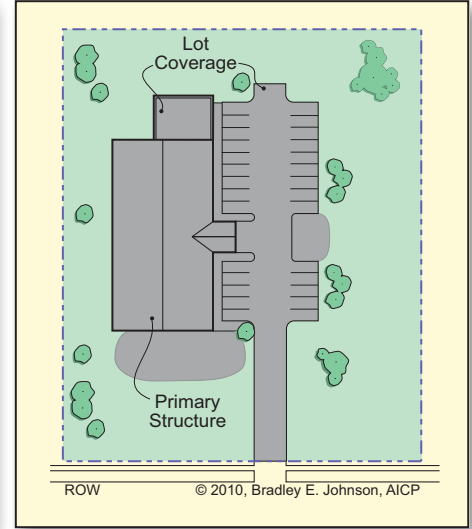
Sewer and Water
• Sanitary sewer and water utility required



Minimum Front Yard Setback
• 40 feet for primary and accessory structures

Minimum Side Yard Setback
• 30 feet for primary and accessory structures

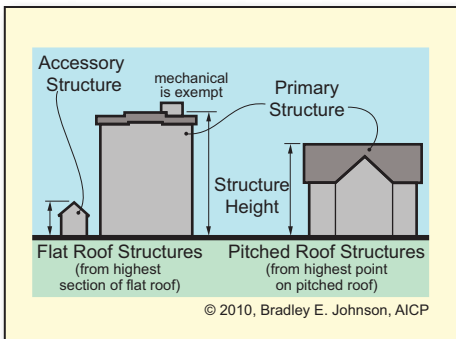
Minimum Rear Yard Setback
• 35 feet for primary and accessory structures



Maximum Lot Coverage
• 80% 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 Structure	Landscaping	Signs
• AS-01 5-6	• LA-01 5-37	• SI-01 5-68
• AS-10 5-13	• LA-02 5-38	• SI-07 5-83
Architecture	• LA-04 5-39	Special Exception
• AR-02 5-14	• LA-06 5-40	• SE-01 5-97
Density and Intensity	• LA-07 5-40	Storage Tank
• DI-01 5-16	• LA-08 5-41	• SR-03 5-98
Driveway	Lighting	Structure
• DW-01 5-17	• LT-01 5-43	• ST-01 5-99
• DW-04 5-20	Loading	Temporary Use
Environmental	• LD-01 5-44	• TU-01 5-102
• EN-01 5-21	Lot	• TU-05 5-104
Fence and Wall	• LO-01 5-45	• TU-06 5-104
• FW-01 5-22	Outdoor Display	Trash Receptacle
• FW-06 5-24	• DA-02 5-50	• TR-01 5-105
Floodplain	Parking	Vision Clearance
• FP-01 5-26	• PK-01 5-53	• VC-01 5-106
Floor Area	• PK-07 5-55	Wind Turbine System
• FA-01 5-27	Performance	• WT-01 5-107
Height	• PF-01 5-61	• WT-02 5-109
• HT-01 5-28	Public Improvement	
	• PI-01 5-62	
	Setback	
	• SB-01 5-64	
	Sewer and Water	
	• SW-01 5-66	