

2.5.4 Arterial Commercial - AC (C-4 - Section 707)

PURPOSE	TYPICAL BUILDING TYPE
It is the general purpose and intent of this district to establish areas of commercial uses along major arterial streets and adjacent intersecting streets that encourage grouping of compatible commercial uses, reduce traffic congestion, and secure adequate light, air, and aesthetic qualities for residents of the City. (Section 707)	Photo to be added

AREA, YARD, AND HEIGHT REQUIREMENTS (ARTICLE VIII)	TYPICAL LOT PATTERN
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Minimum lot area (sf)	n/a	Photo to be added
Minimum lot width (ft)	149 [^]	
Minimum floor area per dwelling unit (sf)	n/a	
Maximum Gross Unit Density (ac)	n/a	
Maximum height (ft)	•See note below	
Minimum front yard depth (ft)	30	
Minimum side yard depth (ft)	1-4 stories 10 each side	
	5 stories 20 each side ⁺	
	6 stories 30 each side ⁻	
Minimum rear yard depth (ft)	20	
District Land Uses	See Section 3	
Development Standards*	See Section 4	
Parking Standards	See Section 5	

NOTES: (sf = square feet, ft = feet)
 Site plan review is required according to Section 8.3, 10.1 Appendix, and 8.4 if applicable.
[^]Except that land tracts 300 ft or more may have minimum lot widths of 75 feet, provided: (1) a frontage access street is constructed to City specifications, and, (2) the street is approved by the Planning Commission and accepted by the City.
 •Maximum of 44 ft floor of top floor of building, with maximum height of building not to exceed 64 ft. For structures other than buildings, the maximum height shall be 44 ft.
⁺ On 5 story buildings, setbacks may shift side yard requirements to 10/30 ft.
⁻Buildings of 6 stories may shift side yard requirements to 20/40 ft.
 * Planned Unit Development Standards shall govern all shopping centers.

TYPICAL DEVELOPMENT CONFIGURATION