

G. Building Permits

A Building Permit shall be issued for structures, buildings, activities, or uses as a part of a finally adopted V-1 Development only in strict compliance with the Master Development Plan of the particular V-1 Development including the conditions of approval and only after the administrative procedure outlined in this section has been strictly adhered to. No Building Permit shall be issued for the area included in a preliminary plan until a final master development plan has been approved and adopted and the developer has obtained all State and Federal permits.

H. Certificate of Occupancy

A use and occupancy permit shall be issued only when the building inspector determines that the structure, building, activity, or use conforms to the final master development plan as approved by the Planning Commission.

<b>5.050 COMMERCIAL DISTRICT REGULATIONS</b> ( <i>Amended by Ord. No. 14-09, August 12, 2014</i> )
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The following regulations shall apply in the commercial districts established in Article V, Section 5.010, of this ordinance.

**5.051 C-1, General Commercial District**

A. District Description

This district is established to provide areas in which the principal uses of land are devoted to general and highway commercial activities along the principal thoroughfares in Pleasant View. Regulations are designed to preserve the traffic carrying capacity of the streets and roads in Pleasant View and to provide for necessary off-street parking and loading. All lots shall be considered fronting on either arterial or collector roads as indicated on the latest official major thoroughfare plan.

B. Uses Permitted

In the C-1, General Commercial District, the following uses are permitted:

1. Administrative services, including city, county, State and Federal offices, fire and police departments, court buildings and post offices.
2. Community assembly, including civic, social, fraternal and philanthropic institutions, private clubs and lodges and temporary nonprofit festivals.

3. Cultural and recreational services, including libraries, museums, parks and playgrounds, gymnasiums and swimming pools.
4. Essential services for utility substations, distribution and collection lines, pumping facilities, and public rights-of-way.
5. Health care facilities, including rehabilitation center, convalescent homes, hospitals and medical clinics.
6. Boarding and rooming houses.
7. Animal care and veterinarian clinics.
8. Automotive parking lots and garages.
9. Automotive services and repairs, including the sale of gas, oil, tires and other goods and services required in the operation of automobiles.
10. Sale of building materials, farm equipment and supplies and lawn and garden supplies.
11. Consumer repair services, including appliances, furniture and other types of personal equipment.
12. Convenience commercial, including barber and beauty shops, drug and grocery stores, hardware stores, and other similar uses.
13. Entertainment and amusement centers, including auditoriums, theaters, bowling alleys, billiard parlor, miniature golf, and batting cages.
14. Financial, consulting and administrative services.
15. Restaurants and taverns.
16. Drive-in restaurants and fast food restaurants.
17. General business, communication services, and business schools.
18. Personal service establishments.
19. Retail sale of general merchandise items.
20. Medical and professional offices.
21. Hotels and motels.
22. Sale or rental of automobiles, boats, motorcycles and of motorized vehicles.
23. Wholesale sales of consumer goods.

24. Funeral and cemetery services.
25. Limited Manufacturing Activities (amended by ord. 18-07 October 16, 2018)

Shall include but not limited to the following operations:

- a. The manufacturing, compounding, processing, assembling, packaging, treatment, or fabrication of the following products:

Apparel and Apparel Accessories  
Art Objects  
Bakery Goods  
Instruments for Medical, Dental, Engineering,  
Scientific and Other Professional Purposes  
Optical Instruments and Lens  
Printed Matter  
Signs

C. Accessory Uses and Structures

1. Signs in compliance with the regulations set forth in Article IV, Section 4.080.
2. Accessory off-street parking and loading facilities as required in Article IV, Section 4.010.
3. Accessory structures and uses customarily incidental to the permitted uses, provided that such accessory structures and uses are carried out on the same lot and are not otherwise prohibited.

D. Uses Permitted as Special Exceptions

In the C-1, General Commercial District, the following uses may be permitted as special exceptions after review and approval by the Board of Zoning Appeals in accordance with Article VIII, Section 8.070.

1. Intermediate Impact Facilities

The activities that have a significant effect upon surrounding land uses due to their traffic generation characteristics, parking requirements, land requirements, or potential nuisances and typically performed by, or the maintenance and operation of, the following institutions or installations:

Cemeteries, Columbarium's, and Mausoleums  
Colleges, Junior Colleges, and Universities,  
but Excluding Profit-Making Business Schools  
Commercial Boat Docks, Marinas, and Yacht Clubs  
Country Clubs  
Day Care Centers  
Golf Courses

- Radio and TV Transmission Facilities
- Water Storage Facilities, Water and Sewage Treatment Plants
- 2. Group Assembly

Includes the provision of cultural, entertainment, educational, and athletic services, other than those classified as community facilities, to large groups of assembled spectators and/or participants of five hundred (500) or more or that have a substantial potential impact upon adjoining property.

- Amusement Parks
- Commercial Camp Grounds
- Commercial Resorts
- Commercial Sports Arenas and Playing Fields
- Drag Strips
- Race Tracks (Auto, Motorcycle, Dog, and Horse)

- 3. Commercial Activities (Amended by Ordinance No. 10-04, May 11, 2010)

Commercial limited Alcohol Manufacturing (added by ordinance 16-19 12-13-16)  
 Adult Entertainment

- E. Uses Prohibited

In the C-1, General Commercial District, any use not permitted by right, by accessory use, or as a special exception as defined above is strictly prohibited.

- F. Dimensional Requirements (Amended by Ordinance 13-04, July 13, 2013)

All uses permitted in the C-1, General Commercial District, shall comply with the following requirements.

- 1. Minimum Lot Size

With Public Water	20,000 square feet
Without Public Water	5 acres

Lot Width at Building Setback	100 feet
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- 2. Minimum Yard Requirements

Front Yard Setback	30 feet
Side	10 feet

except where the side yard abuts or is adjacent to a residential district in which case the minimum setback for that yard shall be thirty (30) feet.

Rear	10 feet
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except where the rear yard abuts or is adjacent to a residential district in which

case the minimum setback  
for that yard shall be  
thirty (30) feet.

3. Zero Lot Line Provisions

The Planning Commission may approve alternative lot line setbacks for sites providing that the site plan meets the following requirements:

- a. All lots must have the minimum required lot width at the building setback for the district.
- b. Any lot proposal for zero lot line that is within a platted subdivision must submit for approval a revised plat to show the new setbacks and easements.
- c. If a proposal includes existing buildings that are to be connected by a common wall, the building must meet all building and fire codes for the type of structure proposed.
- d. In the event that the buildings are not connected, there must be a minimum of five (5) feet between the Fire sprinklered protected buildings and twenty (20) feet between non fire sprinklered buildings. Buildings must meet building and fire codes for the type of structure proposed. (amended by ord. 18-07 October 16, 2018)
- e. All lots being considered for zero lot line development are required to have a five (5) foot construction and maintenance easement on each side of the property lot line.
- f. All other provisions of the zoning ordinance shall be met.
- g. No more than the eight (8) individual lots or structures shall be connected on a single unbroken frontage. Except covered mall type occupancies. (amended by ordinance 18-07 October 16, 2018)

4. Maximum Lot Coverage (Amended by ord. 19-03 March 18,2019)

Provided landscaping, sewage disposal and parking requirements are met there are no restrictions on the area occupied by all buildings including accessory buildings on a lot or parcel located in the C-1 District.

5. Height Requirements(Amended by ord. 19-03 March 18,2019)

No principal structure shall exceed sixty (60) feet or five (5) stories in height, and no accessory structure shall exceed two (2) stories in height, except as provided in Section 7.040.

6. Parking Space Requirements

As regulated in Article IV, Section 4.010.

7. Accessory Structures

Accessory structures shall be located at least five (5) feet from any side lot line, or rear lot line, and from any building on the same lot.

8. Landscaping

See Appendix A Design Standards . (Amended by Ordinance 14-09, 8/25/14)

**5.052 C-2, Neighborhood Commercial District**

A. District Description

These districts were designed to provide adequate space in appropriate locations for limited commercial uses which serve the needs of the residents of the area.

B. Uses Permitted

In the C-2, Neighborhood Commercial District, the following uses are permitted:

1. Essential services for utility substations, distribution and collection lines, pumping facilities, and public rights-of-way.
2. Professional services. (Deleted and Replaced by Ordinance 05-15, 7/12/05)
3. Convenience commercial, including barber and beauty shops, drug and grocery stores, hardware stores and other similar uses, excluding Liquor stores. (Amended by Ordinance 11-10, 1/10/12)
4. Any other use providing for sale of consumer goods which in the opinion of the Planning Commission are in keeping with the character and intent of the district. (Amended by Ordinance 14-09, 8/25/14)

C. Accessory Uses and Structures

1. Signs in compliance with the regulations set forth in Article IV, Section 4.080.
2. Accessory off-street parking and loading facilities as required in Article IV, Section 4.010.
3. Accessory structures and uses customarily incidental to the permitted uses, provided that such accessory structures and uses are carried out on the same lot and are not otherwise prohibited.