

square feet. Open space does not include drives, parking, and service areas. Not more than 50% of the open space requirement shall be met with common interior spaces limited to community rooms, central dining areas and craft rooms.

24. Colleges and universities;

25. Antique and used furniture, including stripping and refinishing, provided there is no outside storage or display of merchandise;

26. Indoor craft and flea markets, provided there is no outside storage or display of merchandise;

27. Retail plumbing sales and service, provided all outside storage is screened by a minimum-7-foot-high fence or wall;

28. Piano repair, stripping and refinishing;

29. Off-premises signs as regulated by Chapter 15.28 and in accordance with the requirements of § 17.50.380;

30. Outdoor firewood storage and sales lot, provided that no power equipment is used in processing the firewood;

31. Monument sales and engraving subject to, but not limited to, the following considerations:

a. Actual engraving work to be done in an enclosed area;

b. Provide detailed plan showing intended type of services and work to be done on site prior to approval;

c. No outdoor displays, inventory or sales;

d. No outdoor cranes or equipment used to load or unload monuments;

e. Any noise, dust or vibrations shall be completely confined within an enclosed building; and

f. Any other requirements the Planning Commission may deem appropriate.

32. Microcell wireless communications facilities on poles as defined in § 17.50.400B.

33. Non-overnight accessory dog kennels and horse corrals for transitory animals in a Planned Commercial Development (PCD).

(Ord. 5327, 2007: Ord. 5097 (part), 2005: Ord. 4058, 2004: Ord. 3773 (part), 2002: Ord. 3760 (part), 2001: Ord. 3755, 2001: Ord. 3734 (part), 2001: Ord. 3481, 1999: Ord. 3387, 1998: Ord. 3381 (part), 1997: Ord. 3344 (part), 1997: Ord. 3260, 1996: Ord. 3152 (part), 1994: Ord. 3014, 1993: Ord. 2931 (part), 1992: Ord. 2920, 1991: Ord. 2899 (part), 1991: prior code Appendix A, Art. IV (§ 6 (J)))

17.18.040 Temporary uses.

A. The Common Council shall have discretion to issue temporary use permits for a period not to exceed 1 year to allow a use permitted in light industrial zoning districts provided the Council finds that the following criteria are met:

1. The structure for which the temporary use permit is to be granted is vacant and is expected to remain vacant if the temporary use permit is not granted;

2. All area, setback and parking requirements of general commercial and light industrial zoning districts are met without the granting of a variance;

3. The proposed use does not produce more noise, dust, odor, vibration, blast or traffic than uses specifically permitted in general commercial zoning districts; and

4. The granting of a temporary use permit is in the best interests of the city.

B. Temporary use permits issued under this section shall not be renewed more than twice.

C. The procedure for granting temporary use permits under this section shall be the same procedure as for authorizing conditional uses as established under § 17.54.030.

(Ord. 3760 (part), 2001: prior code Appendix A, Art. IV (§ 6 (G)))

17.18.050 Area regulations.

The following regulations shall apply to all uses permitted in this district:

A. *Front yard.* All buildings shall set back a minimum of 25 feet from the front property line.

B. *Side yard.* No side yard is required except that the width of a side yard which abuts a residential district shall not be less than 25 feet.

C. *Rear yard.* Where a commercial building is to be serviced from the rear, there shall be provided an alleyway, service court, rear yard or combination thereof of not less than 30 feet in depth. The depth of a rear yard which abuts a residential district shall be not less than 15 feet. In all other cases no rear yard is required.

D. *Setback from section lines.* Principal and accessory buildings and structures shall be set back no less than 58 feet from any section line. No setback is required from any legally vacated section line; however, if the vacated section line forms a property line, the applicable side, rear or front yard setbacks shall be observed.

E. *Maximum lot coverage.* Main and accessory buildings shall cover not more than 75% of the lot area.

(Ord. 3744 (part), 2001: prior code Appendix A, Art. IV (§ 6 (C)))

17.18.060 Height regulations.

No building or structure shall exceed 4 stories or 45 feet in height except as provided in § 17.50.260.

(Prior code Appendix A, Art. IV (§ 6 (D)))

17.18.070 Off-street parking.

As regulated in § 17.50.270.

(Prior code Appendix A, Art. IV (§ 6 (E)))

17.18.080 Screening requirements.

When a general commercial zoning district is adjacent to a residential district, an opaque ornamental screening fence not less than 5 nor more than 6 feet in height shall be constructed along the adjacent property lines and shall be maintained in good condition.

(Ord. 3 872 (part), 2002: prior code Appendix A, Art. N (§ 6 (H)))

17.18.090 Landscaping.

When a general commercial zoning district is adjacent to a residential district, landscaping shall be provided as regulated in the landscape regulations adopted by § 17.50.300. Fifty percent of the plant material shall be visible from the residential district whenever possible.

(Prior code Appendix A, Art. N (§ 6 (I)))

17.18.100 Flood fringe building district.

Any land that is within the flood fringe building district as provided for in Chapter 15.32 of this code must comply with the additional requirements of that district.

(Prior code Appendix A, Art. IV (§ 6 (F)))