

Section 1600 C-6 LOW TRAFFIC COMMERCIAL DISTRICT

1600 Intent

It is the intent of the C-6 Commercial District to promote the Development of certain low traffic, generating office and commercial uses in those areas where it would not be in the best interest of the public safety and welfare to permit uses which generate a high volume of traffic.

1601 Location

C-6 Commercial Districts shall be located so as to primarily serve traffic on major Streets, or collectors Streets, and all uses developed within such districts shall be situated on site so as to offer convenient ingress and egress to such Streets. For the purpose of these regulations, the terms "major Street" and "collector Street" shall be taken to mean any Street identified as such in the General Plan of East Ridge, as amended, or any such successor plan.

1602 Permitted Uses

- A. Office Buildings.
- B. Professional, medical or dental offices and Clinics, Laboratories and research centers not objectionable because of odor, dust, noise or vibration.
- C. Plumbing and electrical shops, radio and T.V. shops, appliance repair shops, and similar workshop type uses provided that not more than five (5) repair persons are employed therein.
- D. Barber shops, beauty shops, cleaning and laundry establishments (including coin operations), shoe repair shops, repair establishments for household articles and appliances.
- E. Orthopedic equipment sales and fitting.
- F. Radio, television and motion picture productions Studios, photo Studios, excluding transmission towers (Cable T.V.)
- G. On-Premise Signs as regulated in ARTICLE VI, Section 111.
- H. Furniture and appliance sales.
- I. Monument sales.
- J. Nurseries, florists and greenhouses.
- K. Carpet sales, outlets and wholesaling.
- L. Contractor's showroom.
- M. Museums and galleries.
- N. Catering service.

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- O. Related warehousing when secondary to principal use.
- P. Musical instrument sales.
- Q. Hardware and building supply stores, and lumber yards.
- R. Small Animal Hospitals and veterinary offices.
- S. Utility substations and transformers.

1603 Uses Permitted on Review

The following uses shall be allowed only after being reviewed and approved by the City Council as provided for in ARTICLE IV, Section 105 of this Ordinance.

- A. Off-Premise Signs.

1604 Permitted Accessory Uses and Structures

Uses and Structures which are customarily accessory and clearly incidental and subordinate to permitted principal uses and Structures, as stated and restricted above, and which do not involve operations or Structures not in keeping with the intent of this section or with the character of the district, or likely (as constructed, operated, or maintained) to have an adverse effect on the character of area surrounding the district.

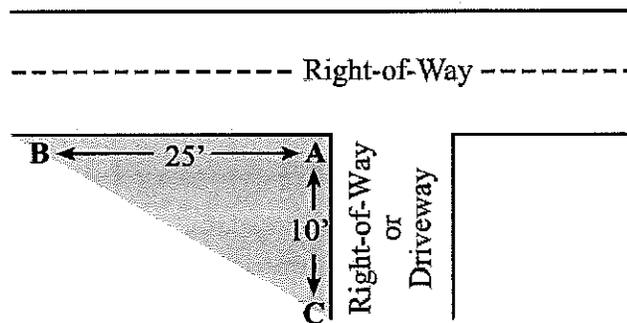
1605 Prohibited Uses

- A. Department stores.
- B. Grocery stores or supermarkets.
- C. Drug stores.
- D. Restaurants or generally any establishments which sell food for on or off premise consumption with the exception of a catering service.
- E. Adult-Oriented Establishments.
- F. Theaters, bowling alleys, skating rinks, miniature golf courses or any other commercial recreational facility.
- G. Banks.
- H. Automobile Service Stations or Garages.
- I. Funeral homes, mortuaries or any similar operation.
- J. Hospitals
- K. Child Care Centers.
- L. In general, any use not of a nature similar to those listed in Section 1303, Principal Permitted Uses.

1606

Minimum Yard and Landscaping Requirement; Maintenance of Visibility at Access Points; Relations of Yards to Turnout and Merging Lanes

- A. Yards with a minimum depth of twenty-five (25) feet shall be provided along any public Street or right-of-way.
- B. Side Yards with a minimum width of ten (10) feet and Rear Yards of not less than twenty-five (25) feet depth shall be required where permitted use adjoins any Residential District.
- C. Other than as provided above, no additional Front, Rear, or Side Yards are required, but where Buildings are separated, the distance between them shall be at least ten (10) feet.
- D. No Structure, landscaping, fence, terrace, or other natural or artificial feature adjacent to any Street shall be of a nature impairing visibility from or of approaching vehicular traffic where such visibility is important to safety, nor shall such feature in any way create potential hazards to pedestrians. In particular, at vehicular entrances and exits, no off-Street parking, landscaping, or other material impediment to visibility between the heights of three (3) feet and eight (8) feet shall be permitted within a triangular area bounded by imaginary lines connecting three (3) points as described and illustrated below:



Point A - At the intersection of any private driveway with a public right-of-way, the point of intersection nearest approaching traffic.

Point B - Beginning at Point A, proceeding along the boundary line of the public right-of-way toward the direction of oncoming traffic for a distance of twenty-five (25) feet to a second point: Point B.

Point C - Beginning at Point A, proceeding along a line perpendicular to the public right-of-way and generally along the edge of the private driveway toward the interior of the Lot for a distance of ten (10) feet to a third point: Point C. The restrictions imposed by this regulation shall apply only to the private property served by the driveway in question.

- E. Along major public Streets, turn-out lanes, and merging lanes may be required to be constructed on the Lot, with length and width as appropriate to the flow of traffic, and traffic-separation devices may be

required at such entrances and exits and along such merging lanes. Whether required by the Chief Building Official or provided voluntarily, such turn-out and merging lanes may be included as part of the required Yard adjacent to the public collector or arterial Street. Any disagreement regarding requirements for turn-out and merging lanes may be appealed to the Board of Zoning Appeals.

1607 Maximum Height of Structures

No Structure shall exceed in height the shortest distance from such Structure to the nearest boundary of a Residential District.

1608 Minimum Off-Street Parking and Loading Space Requirements

Off-Street parking within any C-6 Commercial District shall be provided on the same Lot as the Structure of use in accordance with the following requirements:

- A. For all permitted uses there shall be two and five-tenths (2.5) Parking Spaces for every one thousand (1,000) square feet of Building area. The Chief Building Inspector may waive Parking Space requirements for detached warehouse facilities which are attendant to the principal commercial use.
- B. There shall be one (1) loading space for every ten thousand (10,000) square feet of floor area used for commercial purposes. Such loading space shall be in accordance with the standards of and approved by the Chief Building Official. Off-Street loading facilities shall be provided which do not require the use of required off-Street Parking Space during hours when establishments in the district are open for business.
- C. All off-Street parking and loading space shall be subject to review and approval by the Chief Building Official and shall be so located, improved, illuminated, operated and maintained so as to provide safe and convenient circulation on the premises and to and from adjacent Streets, and to minimize potential frictions with adjoining residential property.