

Sec. 18-194. Regional Commercial District.

(a) Purpose. The Regional Commercial District serves two functions. It provides for the retail and office needs of people from a regional market, including people outside the City. Second, it provides for those commercial uses that support the employment base of the City. The Regional Commercial District is typically located where regional access is provided.

(b) Main uses permitted.

(1) Agricultural uses.

Crop production (L).

(2) Industrial uses.

Heavy Equipment Operator Outdoor Training Site (SUP).

Mining (SUP).

Well site or production site.

Truck, machinery, heavy equipment sales, service or repair.

(3) Institutional and community service uses.

Cemeteries and mausoleum (SUP).

Church.

Cultural arts facilities.

Day care facility.

Hospital and sanitarium.

Nursing and convalescent homes.

Schools, public and private.

(4) Lodging uses.

Hotels and motels.

(5) Office uses.

Financial institution with drive-in (SUP).

Financial institution without drive-in.

General office.

Medical clinic.

(6) Recreation uses.

Community park, recreation center, or golf course.

Country club (SUP).

Neighborhood park or playground.

Private recreation center, club, or area.

(7) Residential uses. None permitted.

(8) Retail and personal service uses.

Animal clinic.
Animal shelter (SUP).
Auto rental.
Auto service center.
Bar, lounge or tavern.
Business school.
Car wash.
Catering service.
Clubs and lodges (nonprofit).
Commercial amusement (inside).
Commercial amusement (outside).
Drive-in theaters (SUP).
Equipment rental.
Frozen food lockers.
Furniture store.
Garage for repair and rebuilding of personal vehicles.
General merchandise or food with less than 3,500 square feet.
General merchandise or food with greater than 3,500 square feet.
Home improvement center, lumber, brick or building materials.
Household equipment and appliance repair.
Job printing.
Liquor store.
Mortuary, funeral home.
Motor vehicle fueling station.
Nursery, garden shop, plant sales.
Pawnshop.
Personal service uses.
Pet cemetery.
Restaurant with drive-in or drive-through (SUP).
Restaurant without drive-in or drive-through.
Taxidermist.
Technical and trade school (SUP).
Theaters.
Vehicle display, sales, and service.

(9) Temporary uses.

Christmas tree lots (TUP).

Seasonal sales stand (TUP).

Temporary batch plant (TUP).

Temporary construction yard, construction/sales office (TUP).

Temporary grazing (TUP).

Traveling show, carnival or circus (TUP).

(10) Transportation uses.

Commercial bus station and terminal.

Heliport (SUP).

Transit passenger shelter.

(11) Utility and public service uses.

Commercial radio and TV station.

Electric substation and gas regulator station (SUP).

Library.

Local utilities.

Police and fire stations.

Post office.

Telephone exchange without shops or offices.

Utility or government installation other than listed (SUP).

Water treatment plant, reservoir and water storage tanks (SUP).

(12) Wholesale, distribution and storage uses.

Auto auction (SUP).

Commercial recycling collection center (SUP).

Office showroom/warehouse.

Warehouse (SUP).

(13) Wireless telecommunication uses.

Commercial radio or TV facility (SUP).

Commercial satellite dish (SUP).

Mobile telephone facility--tower-mounted (SUP).

Public safety telecommunication facility.

(c) Accessory uses. As a general rule, an accessory use is permitted in any district in which the main use is permitted. However, because of the specific nature of some accessory uses they are specifically listed and subject to additional regulations. See Section 18-355 et seq.

(1) The following accessory uses are not permitted in a Regional Commercial District:

Accessory community center.
 Accessory game court.
 Home occupation.
 Occasional sales (garage sales).
 Private stable.
 Swimming pool (private).

(2) The following accessory uses are permitted by right in a Regional Commercial District:

Accessory outside display.
 Accessory outside sales.
 Accessory outside storage.
 Amateur telecommunication facility.
 Attachment of telecommunication antenna to existing structure.
 Television reception antenna or dish.

(3) The following accessory use is permitted in a Regional Commercial District by SUP only:

Wind energy conversion systems.

(d) Yard, lot, and space regulations.

(1) Front, side, and rear yard.

a. Front, side and rear yards are determined through Development Permit review. For this district the following chart shows the minimum front, side and rear yards permitted and the maximum front, side, and rear yards that may be required:

TABLE INSET:

For:	Minimum Permitted (feet)	Maximum Required (feet)
Front yard	25	50
Side yard	0 or 15	25
Rear yard	0 or 15	25

b. Performance criteria contained in Sections 18-421, 18-422, and 18-423 shall be used to determine the actual front, side, and rear yard requirements for each project during the Development Permit review process. Different requirements may be established on the same lot for different types of structures.

(2) Dwelling unit density. No dwelling units permitted.

(3) Floor area ratio. Maximum floor area ratio is 0.5.

(4) Height.

a. Residential proximity slope. If any portion of a building is over 30 feet in height, that portion may not be located above a residential proximity slope. See Subsection 18-426(b).

b. Maximum height in this district is 75 feet.

(5) Lot coverage. Maximum lot coverage in this district is 75 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not included in lot coverage calculations.

(6) Lot size. No minimum lot size.

(e) Additional provisions. None.

(Code 1975, § 58-2.123; Ord. No. 2183, § 1, 8-10-92; Ord. No. 2255, § 3, 5-24-93; Ord. No. 2279, §§ 33, 34, 8-9-93; Ord. No. 2456, § 1, 5-12-97; Ord. No. 2524, § 3, 10-12-98; Ord. No. 3064, § 9, 8-12-08)