

## 1125.11 C-M COMMERCIAL-INDUSTRIAL DISTRICT.

The C-M Commercial-Industrial District is intended to provide for a compatible mix of commercial and industrial uses in a commercial-industrial park-like site, provided the owners and developers of property in the site establish an architectural committee, which committee shall formulate a plan and standards for development of the site, as set forth in subsection (h) hereof. Such site shall contain not less than 30 acres. Non-contiguous parcels and lots may be included in an original established site, provided that the acreage of such non-contiguous parcels and lots shall not be used in calculating the minimum requirement of 200 acres for a site and provided further that all other requirements of this Zoning Code are met. Contiguous parcels and lots may be added to an established site, provided that all other requirements of this Zoning Code are met. Non-contiguous parcels and lots may be added to an established site, provided that such non-contiguous parcels and lots are situated in the same plat in which all or part of an established site is located, or in a plat which is contiguous to a plat in which all or part of an established site is located, and provided further that all other requirements of this Zoning Code are met.

- (a) Permitted Uses: Within the C-M Commercial-Industrial District, a structure or premises may be erected or used only for the following purposes:
  - (1) Any use permitted within the C-2 and C-4 Commercial Districts. (Excluding Medical Marijuana Facilities)
  - (2) Any use permitted within the M-1 Controlled Industrial District. (Excluding Medical Marijuana Facilities)
- (b) Conditional Uses: Conditional uses listed within the C-2 General Commercial District, if not otherwise permitted, may be permitted under the procedure contained in Chapter 1134.
- (c) Lot Size and Yard Area Requirements: Minimum floor area requirements as set forth in Section 1125.14 shall apply to all structures hereafter erected, relocated, reconstructed or structurally altered within the C-M Commercial-Industrial District.
- (d) Minimum and Maximum Floor Area Requirements and Bulk Regulations: Minimum floor area requirements and bulk regulations as set forth in Section 1125.14 shall apply to all structures hereafter erected, relocated, reconstructed or structurally altered within the C-M Commercial-Industrial District.
- (e) Off-Street Parking, Loading and Storage Regulations: Off-street parking, loading and storage regulations as set forth in Chapter 1141 shall apply to all uses established within the C-M Commercial-Industrial District.
- (f) Signs Permitted: Signs shall be permitted in the C-M Commercial-Industrial District in accordance with Chapter 1143.
- (g) Performance Standards: The performance standards set forth at Section 1125.08 (g) shall apply to the C-M Commercial-Industrial District.
- (h) Architectural Committee. An architectural committee shall be established in all areas zoned C-M and shall provide a plan setting forth standards for: landscaping and mounding; yard requirements; sign requirements; and structure design and materials. Such committee shall, no less than once each year, file a written report with the Administrator of the City as to the aforesaid plan, standards and amendments thereto. Such plans, standards and amendments thereto shall be no less restrictive than those standards established by this Zoning Code. The City and its officers and employees shall not be responsible for enforcing the plan, standards or amendments thereto established by such architectural committee.

- (i) Multiple-family dwellings. A multiple-family dwelling constructed in a C-M zoning district must meet the same requirements as a multiple-family dwelling unit constructed in an R-4 zoning district including all requirements for multiple-family dwellings contained in **Chapters 1135, 1136, 1141, and 1145**. Building and site design, materials and landscaping must be compatible with surrounding structures and area and shall be approved at the discretion of the Zoning Administrator (or designee) and any Architectural Review Committee, if required. Building must be a minimum of four (4) stories. First floor finished ceiling height must be a minimum of twelve (12) feet and minimum nine (9) foot finished ceiling height in each story above the first. The preference is for compatible office or commercial use of the first floor with residential above the first floor. Dwellings may be on the first floor but first floor construction must allow for easy conversion to accommodate the occupancy of other C-M permitted uses. Any first floor occupancy other than residential must be compatible with the residential use of the building and shall be approved at the discretion of the Zoning Administrator (or designee).