



CHAPTER 17

PLANNED COMMERCIAL ZONES (CP1 AND CP 2)

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17. PLANNED COMMERCIAL ZONES (CP1 AND CP2)

2 PURPOSE AND INTENT

The intent of the Planned Commercial Zones is to permit the establishment of a well-designed complex of retail commercial facilities for a neighborhood or community which will provide goods and services for the people to be served, minimize traffic congestion on public streets in the vicinity and which shall best fit the general environment and land use pattern of the area to be served. The protective standards contained in this Chapter are intended to minimize any adverse effect of the Planned Commercial Zone on nearby property

values by achieving maximum compatible integration of land uses, by preserving the aesthetic qualities of the area, and to provide for safe and efficient use of the Planned Commercial Zone itself.

3 SITE DEVELOPMENT STANDARDS

Site development standards shall be known as Table 17.2.

TABLE 17.2	CP-1	CP-2
Minimum Lot Area	None	None
Minimum Lot Width	None	None

Minimum yard setback	Front	0	0
	Side	None except 10 feet adjacent to a residential boundary	
	Side facing street on corner lot	0	0
	Rear	None, except 10 feet where building rears on a residential zone.	
Building Height		Minimum and maximum subject to Clinton City Fire Safety Capabilities.	
Maximum Lot Coverage		Not over 6 0% of lot area by buildings or accessory buildings.	

4 SIGN REGULATIONS

The height, size, use, maintenance and location of signs shall comply with the Clinton City Sign Ordinance.

5 SPECIAL REGULATIONS

1. Hereinafter specified permitted and conditional uses shall be allowed only when in compliance with the following conditions:

- a. All manufacturing shall be done within a completely enclosed building.
- b. All uses shall be free from objection because of odor, dust, smoke, noise or obnoxious gases.
- c. In the CP-1 Neighborhood Commercial Zone, no entertainment except recorded music shall be permitted in cafes, cafeterias, ice cream parlors, or restaurants.

2. A car wash shall be allowed subject to the following restrictions:

- a. Operation or use is forbidden between the hours of 10 p.m. and 6 a.m. on the following morning.
- b. There shall not be more than four washing

bays for a manual spray car wash.

c. Off-street vehicle storage required as follows:

- i. One bay car wash, four spaces in the approach lane.
- ii. Two bay car wash, three spaces in the approach lane for each wash bay.
- iii. Three or more bay car wash, two spaces in the approach lane for each wash bay.

d. Where a planned commercial development adjoins any lot in any residential zone, there shall be provided and maintained along such property line a non see-through type fence of not less than six feet in height, provided, however, that such fence shall be three and one-half feet in height along the property line which bounds the front yard of adjoining residential lots.

6 PARKING REGULATIONS

Off-street parking facilities shall be in accordance with Chapter 4, "Parking and Loading Space" of this Ordinance.

7 GENERAL REGULATIONS

1. A CP Zone may be established where the Planning Commission determines that commercial development on separate adjoining properties should be coordinated to form a physically unified commercial facility which will be compatible with the surrounding land uses. At the time a CP zone is established and before building permits are issued, deed restrictions on the property or properties covered under the zone change shall be filed by the applicant or owners of subject property with the County Recorder and shall provide that development take place on such property or properties in accordance with a final site development plan on file with the City Recorder.

2. A CP zone shall not be established upon a tract of land which would contain a non-conforming use after the passage of such amendment to the Zoning

Ordinance unless the development planned for the tract includes the elimination of the non-conforming use or its integration into the planned development.

3.The location of the CP zone shall have an acceptable relationship to and further the purposes of the Master Plan for the City as determined by the Planning Commission.

8 PROCEDURE

1.A development plan for the commercial center showing a unified and organized arrangement of building and structures and their proposed uses, off street parking, internal and external traffic circulation, and service facilities, landscaping plans and sketches demonstrating the design and character of the proposed development shall be submitted to the Planning Commission. The developer shall submit all evidence deemed necessary by the City Council and/or Planning Commission of his ability to undertake the proposed project.

2.Permitted uses specified in this Chapter require site plan review by the Planning Commission of Clinton City before building permits are issued for a respective use. A copy of the approved site plan will be forwarded to the Clinton City Council for their information. Conditional uses shall be subject to Chapter 5, "Conditional Uses", of this Ordinance.

3.The Planning Commission shall recommend approval or denial of the zoning petition and preliminary development plan to the City Council. The recommendation of the Planning Commission may contain conditions, limitations or amendments to the preliminary development plan to insure that the Planned Commercial Development is integrated into its surroundings and serves the public interest to the greatest extent possible. The Planning Commission may also recommend a reasonable amount to be provided by the developer by cash deposit or bond, to insure the completion of the landscaping for the entire plan or phase thereof.

4.The Planning Commission shall concurrently approve a preliminary development plan, the site plan, the amount required to insure completion of the landscaping together with whatever amendments, conditions, or requirements as it may deem necessary to secure the purpose of this

Chapter.

5.Building permit issuance shall follow the Planning Commission approval. Construction shall commence in accordance with said final plan, and no changes shall be made to the final plan during the course of construction without first obtaining approval of the Planning Commission. Copies of the approved final plan shall be kept on file in the offices of the Planning Commission, Building Inspector, and County Recorder, and amendments or changes which may be subsequently approved shall be added to the final plans.

9 TIME LIMITATION

1.A building permit shall be secured and construction begun in accordance with the approved final development plan within eighteen months from the effective date of the approval of said plans. Application may be made for not more than six months extension of the time limit for commencement of construction. Use and building permits shall be issued only for those uses and buildings indicated on the approved final development plan.

2.In the event that construction is not started or completed within the specified time limits, the Planning Commission shall review the progress which has taken place and, if deemed necessary revoke the plan approval, permits, and/or use cash or surety bonds to complete the landscaping of the property.

3.All construction authorized in the approved final development plan shall be completed within three years of the date construction was commenced. A plan for stage development which will require more time than the limits contained herein may be approved by the City Council, after recommendation by the Planning Commission.

10 APPLICATION TO EXISTING COMMERCIAL DISTRICT

In the case of existing Commercial Districts, the Planning Commission and City Council may proceed to rezone such districts to an equivalent Planned Commercial Zone without the requirements of a

preliminary development plan and other necessary information; but, after being so zoned to a Planned Commercial Zone, a preliminary and final development plan of each development shall be submitted in accordance with the provisions of this Chapter prior to the issuance of building permits, provided, however, that improvements already in existence at the time of rezoning shall not be affected.

17. "C" will be allowed only when authorized by a conditional use permit obtained as provided in Chapter 5 of this Zoning Ordinance. Uses designated "N" are not permitted in the zone.

11 USES ³⁸

In the following list of uses, those designated in any zone as "P" will be a permitted use. Uses designated

TABLE 17.10		CP-1	CP-2	
1.	Above ground storage of flammable, combustible liquids ²⁹	N	C	
	Accessory buildings and uses customarily incidental to a permitted use	P	P	
	Accounting Office	P	P	
	Air Conditioning, sales and service	N	P	
	Altering, pressing, and repairing of wearing apparel	P	P	
	Ambulance Base Stations	N	P	
	Amusement enterprises	C	C	
	Animal hospital, small animals only and provided conducted within completely enclosed building	N	C	
	Antique, import or souvenir shop	C	P	
	Assisted Living Center ²⁷	C	N	
	Archery shop and range, provided conducted within completely enclosed building	N	P	
	Art and artists supply store	N	P	
	Athletic and sporting goods store, excluding sale or repair of motor vehicles, motor boats or motors	C	P	
	Athletic and sporting goods store, including sale or repair of motor vehicles, motor boats or motors	N	C	
	Athletic Club	C	P	
	Auction establishment	N	P	
	Automobile parts sales	N	P	
	Automobile repair including paint, body and fender, brake, muffler, upholstery or transmission work, provided conducted within completely enclosed building.	N	C	
	Automobile, new or used, sales and service	N	C	
	Awning sales and service	N	P	
	2.	Baby formula service	P	P
		Bakery manufacture limited to goods retailed on premises	P	P
		Bakery goods manufacturing	N	C
Bank or financial institution		P	P	
Barber shop		P	P	

	TABLE 17.10	CP-1	CP-2
	Beauty culture school	N	P
	Beauty parlor for cats and dogs	N	P
	Beauty shop	P	P
	Beer parlor, sale of draft beer	N	C
	Bicycle sales and service	P	P
	Billiard parlor	N	P
	Blueprinting or photostating	N	P
	Boarding house	N	C
	Boat sales and service	N	C
	Bookbinding	N	P
	Book store, retail	P	P
	Bottling and distribution plant	N	P
	Bowling alley	N	C
	Boxing arena	N	C
	Building materials sales or yard	N	C
	Bus terminal	N	P
3.	Cafe or cafeteria	P	P
	Camera store	P	P
	Candy manufacture	N	C
	Candy store, confectionery	P	P
	Carbonated water sales	N	P
	Carpenter and cabinet shop	N	C
	Carpet and rug cleaning	N	P
	Carpet, rug and linoleum service	N	P
	Car wash, laundry type	N	C
	Car wash, manual spray	C	P
	Cash register sales and service	N	P
	Catering establishment	N	P
	China, crystal and silver shop	C	P
	Christmas tree sales	P	P
	Church	P	C
	Church, temporary revival	N	C
	Circus, carnival or other transient amusement	N	C
	Cleaning and dyeing establishment	N	P
	Clinics, medical or dental	P	P
	Clothing and accessory store	C	P
	Coal and fuel sales office	N	C
	College or university	P	C
	Communication equipment building	N	P
	Contractor shop, provided work conducted within a completely enclosed building	N	C
	Convenience store with auto fuel sales	C	P
	Costume rental	C	P
	Catalog/mail order sales distribution	C	P
4.	Dairy products store	P	P
	Dance hall	N	C
	Data processing service and supplies	C	P
	Day care center	P	P

	TABLE 17.10	CP-1	CP-2
	Delicatessen	P	P
	Dental Office	P	P
	Department store	N	P
	Detective agency	P	P
	Diaper service, including cleaning	C	P
	Doughnut shop	P	P
	Drapery and curtain store	C	P
	Drive-it-yourself agency or business	N	P
	Drug store	P	P
	Dry cleaning establishment	C	P
	Dry cleaning pickup station	P	P
	Dwelling, single family to be used by employees of businesses in conjunction with any commercial establishment, said dwelling unit to be a part of the business structure.	C	C
5.	Educational institution	C	P
	Egg and poultry store, providing no live bird slaughtering or eviscerating permitted	P	P
	Electrical and heating appliances and fixtures sales and service	N	C
	Electronic equipment sales and service	N	P
	Employment agency	N	P
	Express and transfer service	N	C
6.	Fabric and textile store	P	P
	Farm implement sales	N	C
	Feed packaging and processing facility, contained wholly within a building ⁵¹	N	C
	Film exchange establishment	P	P
	Five and ten cent store	P	P
	Fix-it shop	N	P
	Florist shop	P	P
	Frozen food lockers, incidental to a grocery store or food business	P	P
	Fruit store or stand	P	P
	Furniture sales and repair	N	P
	Fur apparel sales, storage or repair	N	P
7.	Garden supplies and plant materials sales	P	P
	Gift store	P	P
	Glass sales and service	C	P
	Government buildings or uses, nonindustrial	C	P
	Greenhouse and nursery; soil and lawn service	N	P
	Grocery store	P	P
	Gunsmith	N	P
	Gymnasium	C	C
8.	Hardware stores	C	P
	Health club	C	P
	Health food store	P	P
	Heliport	N	C
	Hobby and crafts store	P	P

	TABLE 17.10	CP-1	CP-2
	Hospital	N	C
	Hospital supplies	N	P
	Hotel	N	C
	House cleaning and repair	N	P
	House equipment display	N	P
	Household appliance sales and incidental service	N	C
	Household pets, dwelling units only	P	P
9.	Ice cream manufacture	N	C
	Ice cream parlor	P	P
	Ice manufacture and storage	N	C
	Ice store or vending station	P	P
	Insulation sales	N	P
	Insurance agency	C	P
	Interior decorator and designing establishment	N	P
10.	Janitor service and supply	N	P
	Jewelry store sales and service	P	P
11.	Knitting mills	N	C
12.	Laboratory, dental or medical	C	P
	Laundry or dry cleaners, laundromat-type	P	P
	Laundry or dry cleaning establishment	N	C
	Launderette or laundromat	P	P
	Lawn mower sales and service	N	C
	Leather goods, sales and service	N	P
	Legal office	C	P
	Library	P	P
	Linen store	N	P
	Linen supply service	N	C
	Liquor store	N	C
	Locksmith	C	P
	Lodge or social hall	N	P
	Lodging house	N	C
	Lounge	N	C
	Luggage store	N	P
	Lumber yard	N	C
13.	Machine shop operations incidental to any use permitted in C-2 district	N	C
	Manufacture of goods retailed on premises	N	C
	Meat, fish and seafood store	P	P
	Medical office	P	P
	Millinery	N	P
	Miniature golf	N	C
	Mobile home sales lot and service	N	C
	Monument works and sales	N	P
	Mortuary	N	C
	Motel	N	C
	Motorboat sales and service	N	C
	Motorcycle and motor scooters sales and service	N	C

TABLE 17.10		CP-1	CP-2
	Museum	C	P
	Music store	N	P
14.	Needlework, embroidery or knitting store	P	P
	Newsstand	P	P
	Night club or social club	N	C
	Notions store	P	P
	Novelty store	C	P
	Nursery school	C	P
15.	Office in which goods or merchandise are not commercially created, exchanged or sold	N	P
	Office supply	N	P
	Office machines sales and service	N	P
	Oil burner shop	N	C
	Optometrist, optician or oculist	P	P
	Ornamental iron sales or repair	N	C
16.	Paint or wallpaper store	N	P
	Paperhanger shop	N	P
	Park and playground	P	P
	Parking lot or garage for passenger automobiles	C	C
	Pawnshop	N	C
	Penny arcade	N	C
	Pest control and extermination	N	P
	Pet and pet supply store	C	P
	Pharmacy	P	P
	Photographic supplies	P	P
	Photo studio	P	P
	Physician or surgeon	P	P
	Pie manufacture	N	P
	Plumbing shop	N	C
	Pony ring, without stables	N	C
	Pool hall	N	C
	Popcorn or nut shop	P	P
	Post office	C	P
	Printing, lithographing, publishing, or reproductions sales and services	N	C
	Professional office	C	P
	Public utilities substation	C	C
17.	Reserved for future use		
18.	Radio, television and video tape and film sales and service	C	P
	Radio, television or FM broadcasting station	N	P
	Real estate agency	C	P
	Reception center or wedding chapel	C	C
	Recreation center	C	C
	Recreational vehicle storage	C	C
	Rental agency for home and garden equipment	N	P
	Restaurant	P	P
	Restaurant, drive-in	C	P

TABLE 17.10		CP-1	CP-2
	Roller skating rink	N	C
	Roofing sales or shop	N	P
19.	Second-hand store	N	C
	Seed and feed store, retail	N	C
	Service station, automobile excluding painting, body and fender and upholstery work	P	P
	Service station automobile with rotating brush car wash as accessory use	N	C
	Sewing machine sale and service	P	P
	Sheet metal shop and retinning, provided all operations conducted within completely enclosed building	N	C
	Shoe repair or shoe shine shop	P	P
	Shoe store	N	P
	Shooting gallery	N	C
	Signs IAW Clinton City Sign Ordinance		
	Supermarket	P	P
	Swimming pool, public or commercial	C	P
20.	Tailor shop	C	P
	Tavern	N	C
	Taxi cab stand	N	P
	Taxidermist	N	P
	Telegraph office	P	P
	Temporary building for uses incidental to construction work. Such buildings shall be removed upon the completion of the construction work.	P	P
	Theater, indoor	N	P
	Theater, outdoor	N	C
	Tobacco shop	P	P
	Tool design (precision) repair and maintenance	N	C
	Toy store, retail	P	P
	Trade or industrial school	N	C
	Trailer sales and service	N	C
	Travel agency	P	P
	Truck terminal	N	C
21.	Upholstery shop	C	P
	Used car lot	N	C
22.	Variety store	P	P
	Vegetable store or stand	P	P
	Ventilating equipment sales and service	N	C
	Video arcade	C	C
	Video rental/sales	P	P
23.	Water conditioning supply sale	N	P
	Warehouse storage	N	C
	Weather stripping shop	N	P
	Welding shop	N	C
	Wholesale business	C	P
	Window washing establishment	N	P

	TABLE 17.10	CP-1	CP-2
24.	Any commercial use not listed above shall be assumed not permitted within the corporate limits of Clinton City unless an amendment is made to this Ordinance to permit that use.		