

Sec. 55-401. - GC general commercial district.

Sec. 55-402. - Purpose.

The GC general commercial district is intended for a wide variety of commercial uses and limited industrial facilities. Uses allowed in the GC district may generate sufficient traffic or have operating characteristics which make them generally incompatible with residential areas or lower intensity commercial and office districts. GC districts require access from major streets, primarily minor and major arterials. GC districts are most appropriate along arterials, at major intersections, and in areas appropriate for commercial uses which are relatively well insulated from residential districts.

(Code 1980, § 55-402)

Sec. 55-403. - Permitted uses.

The following use types are permitted:

(a) *Office uses.*

Financial services

General offices

Medical offices

(b) *Commercial uses.*

Agricultural sales and service

Automotive washing

Auto rental

Auto repair services

Bed and breakfast inns

Building maintenance services

Business support services

Business or trade school

Cocktail lounge

Communications services

Construction sales and services

Consumer convenience services

Consumer repair services

Equipment rental and sales

Equipment repair services

Exterminating services

Food sales (limited)

Food sales (general)

Food sales (convenience)

Funeral services

General retail sales

Hotel/motel

Indoor entertainment

Indoor sports and recreation

Laundry services

Liquor sales

Pawnshop services

Personal improvement services

Personal services

Pet services

Research services

Restaurant (drive-in)

Restaurant (limited)

Restaurant (general)

Service station

Veterinary services

(c) *Transportation uses.*

Transportation terminal

(d) *Industrial uses.*

Custom manufacturing

(e) *Civic uses.*

Administrative services

Cultural services

Day care (limited)

Day care (general)

Emergency residential care

Guidance services

Hospital services (limited)

Hospital services (general)

Local utility services

Park and recreation services

Postal facilities

Public assembly

Recreational clubs

Religious assembly

Social clubs

(Code 1980, § 55-403; Ord. No. 33545, § 14, 5-2-95; Ord. No. 36246, § 2, 4-29-03; Ord. No. 37095, § 2, 7-26-05)

Sec. 55-404. - Conditional uses.

The following use types are allowed, subject to approval of a conditional use permit, as provided by section 55-883:

(a) *Residential uses.*

Single-family (detached)

Single-family (attached)

Duplex residential

Two-family residential

Townhouse residential

Multiple-family residential

Large group living

Small group living (disabled)

Small group living (nondisabled)

(b) *Civic uses.*

College and university facilities

Safety services

Secondary educational facilities

(c) *Commercial uses.*

Kennels

Outdoor sports and recreation

Surplus sales

(d) *Parking uses.*

Parking structure

Surface parking

(e) *Industrial uses.*

Warehousing and distribution (limited)

(Code 1980, § 55-404; Ord. No. 33545, § 15, 5-2-95; Ord. No. 38198, § 21, 7-29-08)

Sec. 55-405. - Special permit uses.

The following use types are allowed, subject to approval of a special use permit by the city council, as provided by section 55-884:

(a) *Civic uses.*

Transitional living

Maintenance and service facilities

(b) *Commercial uses.*

Auto sales

Body and fender repair services

Convenience storage

Vehicle storage

(c) *Miscellaneous uses.*

Broadcasting tower

Wind energy conservation system

(Code 1980, § 55-405; Ord. No. 36246, § 2, 4-29-03; Ord. No. 38198, § 21, 7-29-08)

Sec. 55-406. - Site development regulations.

Each site in the GC general commercial district shall be subject to the following site development regulations:

Regulator	Requirement
Lot area	5,000 square feet minimum
Lot width	50 feet minimum
Floor area ratio	2.0 maximum
Front yard	The greater of 15 feet or 50 feet from the center line of the fronting street

Street side yard	The greater of 15 feet or 50 feet from the center line of the fronting street
Interior side yard	No requirement
Rear yard	15 feet
Height	75 feet maximum; 45 feet maximum where building is within 100 feet of property classified as R6 or a lower intensity district
Building coverage	70 percent maximum
Impervious coverage	90 percent maximum

(Code 1980, § 55-406)

Sec. 55-407. - Additional regulations.

(a) *Residential uses.* Residential uses are allowed as a conditional use in the GC district, subject to the site development regulations for residential uses in the R8 high-density multiple-family residential district. Other conditions may be required as part of approval of a conditional use permit.

(b) *Large projects.*

- (1) Projects proposed in the GC district for sites of four acres and over or including a building floor area of 40,000 square feet and over are subject to site plan approval, as set forth in section 55-882. Site plan approval is further required for projects involving phasing or expansion when the total project meets or exceeds these limits.
- (2) Any project encompassing an area of ten acres or over within a GC district shall require a special permit as set forth in section 55-884. A special permit is further required for projects involving phasing or expansion when the total project is equal to or greater than ten acres.

(Code 1980, § 55-407)

Secs. 55-408—55-420. - Reserved.

Sec. 55-671. - PK parking district.

Sec. 55-672. - Purpose.

The PK parking overlay district allows for the primary use of a site for off-street parking purposes in zoning districts in which this use is not allowed as a permitted, conditional or special permit use. The PK parking overlay district is designed for common parking facilities within a neighborhood or for off-street parking separated from a principal use. The PK parking overlay district further recognizes that parking may be a temporary use within neighborhoods and should not affect its basic land use designation.

(Code 1980, § 55-672)

Sec. 55-673. - Use of district.

The PK district may be used in combination with any residential district or the LO limited office district.

(Code 1980, § 55-673)

Sec. 55-674. - Permitted uses.

The following use types are permitted:

- (a) *Generally*. All use types permitted in the underlying district.
- (b) *Parking uses*.
 - Parking structure;
 - Surface parking.

(Code 1980, § 55-674)

Sec. 55-675. - Site development regulations.

- (a) *Parking uses*. Parking uses shall be subject to all requirements of sections 55-737 through 55-740 of this chapter.
- (b) *All other uses*. All other uses shall be subject to site development regulations for each respective base district.

(Code 1980, § 55-675)

Sec. 55-676. - Application for creation of district.

Each application for a PK parking overlay district shall include a parking plan, prepared by a registered architect, landscape architect or engineer, demonstrating compliance with the applicable site development regulations. This plan shall include but not be limited to:

- (a) The location of parking, aisles, circulation ways and access points to the facility.
- (b) A landscape plan, indicating location, size and species of proposed landscaping.
- (c) A grading plan, showing existing and proposed grades at two-foot intervals.
- (d) The location and direction of drainage for storm water runoff.
- (e) Construction details necessary to demonstrate compliance with this chapter.

(Code 1980, § 55-676)

Sec. 55-677. - Adoption of district.

- (a) The planning director shall review each PK district application and shall transmit his/her recommendation to the planning board and the applicant before the date of the public hearing.
- (b) The planning board, after proper notice, shall hold a public hearing and act upon each application.
- (c) The planning board may recommend amendments to PK district applications.
- (d) The recommendation of the planning board, together with that of the planning director, shall be transmitted to the city council for final action.
- (e)

The city council, after proper notice, shall hold a public hearing and act upon any ordinance establishing a PK district.

- (f) An ordinance adopting a PK district shall require a favorable vote of five members of the city council for approval if the planning board recommends denial of the ordinance. The city council may amend such ordinances, provided at least five council members vote to do so.
- (g) Any protest against a PK district shall be made and filed as provided by R.R.S. 1943, § 14-405, and amendments thereto.
- (h) No application for approval of the same or substantially the same application for a PK district may be filed within one year of a denial of that application by the city council.

(Code 1980, § 55-677)

Sec. 55-678. - Amendment of parking plan.

- (a) *Major amendments.* Major amendments to a parking plan in a PK parking overlay district shall be submitted to the planning board for a recommendation and approved by the city council. Major amendments include:
 - (1) An increase in the size or amount of paved surface of the parking facility or the number of parking spaces provided.
 - (2) A decrease in the amount of landscaping provided.
 - (3) A change in access to the parking facility.
 - (4) A decrease in proposed buffers.
- (b) *Minor amendments.*
 - (1) All other changes shall be considered minor amendments to the parking plan. The planning director, upon receipt of an application, may approve minor amendments in the parking plan.
 - (2) If the director does not act on a complete application for a minor amendment of a parking plan within ten days of submission by the applicant, it shall be considered approval.
 - (3) An application that is disapproved by the planning director shall be considered a major amendment and shall be subject to the approval process for such amendments.

(Code 1980, § 55-678)

Sec. 55-679. - Building permits.

The building official shall issue building permits only in accordance with the approved parking plan.

(Code 1980, § 55-679)

Sec. 55-680. - Termination of district.

The planning board shall reconsider the zoning of the property and may, on its own motion, initiate an application to remove the PK parking overlay district under one of the following conditions:

- (1) The parking plan is not completed within two years of the effective date of the ordinance creating the PK district.
- (2) The parking use is abandoned.

(Code 1980, § 55-680)