

Part III
Article XXI

C-2-T, DOWNTOWN VICINITY DISTRICT

Section 2100 Statement of Purpose

The C-2-T Downtown Vicinity District is designed to act as a buffer area for the Central Business District with the south side of Chicago Street being the buffer. This district is characterized by residential structures suitable for small business uses, which would generate a low volume of traffic. The establishment of this zoning district classification is further intended to satisfy the following needs, conditions and intentions;

1. To provide a means for commercial uses which would act as a buffer to the residential area north of Chicago Street, and which would retain a residential character. This area could be expanded west on the south side of Chicago to Napoleon Street, but only after conditions require expansion and public hearings are held.
2. To insure and facilitate the preservation of areas or structures of historical, architectural, and aesthetic importance.
3. To provide for legitimate uses in certain locations which are compatible to business uses on one side and residential uses on the other side through maintenance of the residential architectural character of the building.

Section 2110 Establishment of the District

The district shall be established by the Plan Commission on a case-by-case basis. A proposed amendment to the District shall be reviewed and denied or approved based on the following:

1. In what respects the proposed amendment is or is not consistent with the purposes stated above.
2. The extent to which the proposed plan meets the requirements and standards of the C-2-T zoning district regulations.
3. The relationship amendment to neighborhood and compatibility the adjacent of the proposed properties and Evidence that the proposed amendment does not contribute to dangerous traffic patterns or congestion and provides for adequate off-street parking.
4. The extent to which the proposed amendment will result in private investment that would be beneficial to the redevelopment of a deteriorated area or beneficial to the City in general.
5. The conformity with the recommendations of the Comprehensive Plan.

Section 2120 Permitted Uses

All uses in this district are permitted by way of a Special Use Permit to be issued by the Board of Zoning Appeals.

Section 2130 Granting of Special Use Permit

The Board of Zoning Appeals shall issue a Special Use Permit for the proposed use when it determines:

1. The proposed use is either a permitted use in R-I, R-2, R-3, or C-1 or C-2 district, or is a "public parking lot." A "public parking lot" is a parcel of which the principal use is for the parking of

- vehicles, either free or at a price, and which is not accessory to an adjacent use.
2. The proposed use will be conducted entirely within the building with no curb service, drive-in trade, outdoor facilities, or outdoor service.
 3. The proposed use will not prevent the orderly and reasonable use of adjacent properties.
 4. The proposed use will not create an undue increase of vehicular traffic on public streets or highways.
 5. That sufficient off-street parking has been planned for the parking of vehicles incidental to the proposed use.
 6. The owner has made sufficient provisions to preserve the exterior architectural appearance and character of the exterior of the structure.

The Board of Zoning Appeals may refuse to issue Special Use Permits for the erection, alteration, reconstruction, demolition, or partial demolition of any building in the C-2-T zoning district, which, in the opinion of the Board, would be detrimental to the purposes of the C-2-T district and against the public interest of the City or surrounding property owners.

Section 2140 Alteration of Structure or Premises

A Special Use Permit granted pursuant to the provision of this article are personal to the applicant and does not run with the land; therefore, any subsequent exterior structural change, either to the structure or the premises, or the change of use shall be subject to the issuance of a new Special Use Permit of the Board of Zoning Appeals.

Section 2150 Area, Height, and Placement Requirements

No buildings shall be erected or enlarged unless done in conformity with the following requirements.

1. Minimum lot area: Not less than 5,000 square feet for single-unit detached dwellings or for structures containing only one (1) business or one (1) business and one (1) dwelling unit. An additional 2,000 square feet shall be required for each business use in addition to one business within a structure.
2. Minimum lot width: Fifty (50) feet.
3. Minimum yard requirements:
 - A. Front yard: Fifteen (15) feet.
 - B. Side yard: Must have two (2) side yards totaling twelve (12) feet, neither of which can be less than six (6) feet in width. A side yard, which borders on a residential district shall be at least twenty (20) feet.
 - C. Rear yard: Twenty-five (25) feet.
4. Maximum lot coverage: 70%
5. Maximum height of buildings: Two and one half (2 ½) stories, but not more feet than thirty-five (35) feet.
6. Off-street parking: See Article VII.