

5.052.1 C-1, Central Business District

A. District Description:

This district is designed to provide for a wide range of retail, office, amusement, and service uses, and light industrial processes involving high performance standards. In addition, this district provides for governmental uses, and community facilities and utility services necessary to serve the district, or which are required for the general community welfare. These regulations are structured to permit maximum freedom of pedestrian movement. Relatively high density and intensity of use is permitted in this district.

B. Uses Permitted:

In the C -1, Central Business District, the following uses and their accessory uses are permitted:

1. Governmental administrative services.
2. Community assembly uses.
3. Automotive parking facilities.
4. Convenience retail sales and services.
5. Consumer repair services.
6. Entertainment and amusement services.
7. Financial, insurance, real estate, and consulting services.
8. Food and beverage services.
9. General business services.
10. General personal services.
11. General retail trade uses.
12. Professional services - medical.
13. Professional services - nonmedical.
14. Transient habitation excluding sporting and recreational (motor) vehicle camps.
15. Vehicular, marine craft, aircraft, and related equipment sales, rental and delivery; excluding aircraft dealers, boat dealers, and recreational and utility trailer dealers.
16. Signs as regulated by City Sign Ordinance.
17. Essential public transport, communication, and utility services.
18. Health care facilities.

19. Art galleries.
20. Libraries.
21. Museums.
22. Recreational centers and gymnasiums (public-non-profit).

C. Uses Permitted as Special Exceptions: *(Amended by Ordinance 319, July 11, 2006, Deleted 4) (Added C,4. by Ordinance 374, October 12, 2010)*

In the C-1, Central Business District, the following uses and their accessory uses may be permitted as special exceptions after review and approval in accordance with ARTICLE VII, SECTION 7.060:

1. Limited manufacturing conducted in completely enclosed buildings.
2. Planned Developments as regulated in ARTICLE V, SECTION 5.060.
3. Upper story residential dwelling as per the standard cited in Section E, 6, below, as well as the requirements cited in ARTICLE VII, SECTION 7.060.C.9.
4. **Auction and Consignment sales, provided:**
 - a. **Off-street parking area is clearly separated from the sales area.**
 - b. **Ingress and egress to the parking areas is directly to arterial or collector streets.**
 - c. **Additional requirements for hours of operation, parking, lighting, landscape, storage and sale of goods, will be determined by the Ashland City Regional Planning Commission and forwarded to the Ashland City Board of Zoning Appeals before consideration of an application for Special Exception.**
 - d. **Site, parking, landscape, and signage plans are required for submission to the Ashland City Regional Planning Commission upon approval of Special Exception by the Board of Zoning Appeals.**

D. Uses Prohibited:

Industrial uses; warehousing and storage uses; except those which are located within and incidental to permitted uses; automobile wrecking, junk, and salvage yards; uses not specifically permitted or uses not permitted upon approval as a special exception.

E. Dimensional Regulations:

All uses permitted in the C-1, Central Business District shall comply with the following requirements except as provided in ARTICLE VI:

1. Minimum Lot Size: No minimum lot size shall be required in the C-1 District.
2. Minimum Yard Requirements: Front yard - 25 feet. If a building or buildings on an adjacent lot or lots provide front yards less than 20 feet in depth, a front yard equal to the average of adjacent front yards shall be provided. Rear yard - 20 feet. Side yard - none is required. However, if an open area extending along a side lot line is provided, it shall be at least ten (10) feet wide, and it shall be unobstructed.
3. Maximum Lot Coverage: There are no restrictions on the area occupied by all buildings including accessory buildings on a lot or parcel located in the C-1 District.
4. Height Requirements: The maximum height of all buildings located in the C-1 District shall be established as follows, except as provided in ARTICLE VI, SECTION 6.040:
 - a. The maximum building height at the street line shall be three (3) stories or forty (40) feet.
 - b. For each foot the building is setback from the street line, the height of the building may be increased by 1.5 feet to a maximum height of sixty (60) feet, only if said building contains an on-site water storage tank, or some other type of acceptable fire protective device as approved by the town fire department.
5. Parking Space Requirements: As regulated in ARTICLE IV, SECTION 4.010.
6. Minimum Floor Area - Upper Story Residential Dwelling: The minimum floor area for an upper story residential dwelling unit shall be five hundred (500) square feet.

5.052.2 C-2 Highway Service District.

A. District Description:

This district is designed to provide adequate space in appropriate locations for uses which serve the needs of the motoring public. Automobile and other vehicular service establishments, transient sleeping accommodations, and eating and drinking establishments primarily characterize this district. In addition, commercial trade and service uses are permitted if necessary to serve the recurring needs of persons frequenting these districts. Community facilities and utilities necessary to serve these districts, or those which are necessary for the general community welfare are also permitted. Bulk limitations required of uses in these districts, in part, are designed to maximize compatibility with lesser intense uses of land or buildings in proximate residential districts. Appropriate locations for these districts are along major traffic arteries. Such districts should be situated near major transportation interchanges in clustered developments patterns, and not patterns of striped commercial development extending in a continuous manner along such major traffic arteries.

B. Uses Permitted:

All uses permitted in the C-1 District are allowed in this district as well as the following uses:

1. Governmental administrative services.
2. Cultural and recreational services.
3. Essential public transport, communication, and utility services.
4. Automotive service and repair uses.
5. Building materials and farm equipment sales, provided there is no outdoor storage, with the exception of farm equipment vehicles.
6. Contract construction services provided there is no outdoor storage.
7. Convenience retail sales and services uses.
8. Consumer repair services.
9. Entertainment and amusement services.
10. Financial, insurance, real estate, and consulting services.
11. Food and beverage services.
12. Food service uses; take out.

13. Animal care and veterinarian services provided there is no outside housing of animals.
14. General business services.
15. General personal services.
16. General retail trade uses.
17. Professional services - medical.
18. Professional services – non-medical.
19. Transient habitation: hotels, motels, tourist homes or courts.
20. Vehicular, marine craft, aircraft, and related equipment sales, rental and delivery uses.
21. Limited manufacturing conducted in completely enclosed building.
22. Religious facilities.
23. Education facilities.
24. Wholesale sales provided there is less than fifty (50) percent of the total on-site square footage utilized as storage, and no outdoor storage.
25. Signs as regulated by City Sign Ordinance.
26. Community assembly facilities.
27. Health care facilities.
28. Intermediate impact facilities.
29. Day care Centers.
30. Special personal and group care facilities.
31. Nursing homes.
32. Mobile home, manufactured home, and modular home sales lot

C. Uses Permitted as Special Exceptions:

In the C-2, Highway Service District, the following uses and their accessory uses may be permitted as special exceptions after review and approval in accordance with ARTICLE VII, SECTION 7.060.

1. Transient habitation: Sporting and recreational vehicle camps.
2. Planned developments as regulated in ARTICLE V, SECTION 5.060.
3. Group assembly uses, other than race tracks and drag strips.
4. Mini-warehouses containing inside storage only as regulated in ARTICLE IV, SECTION 4.120 and ARTICLE VII, SECTION 7.060.
5. Indoor firearms training facilities. **(Amended by Ordinance 319, July 11, 2006, Deleted 5, and Renumbered 6 to 5 and 7 to 6)**
6. Plant and forest nurseries.

D. Uses Prohibited:

Industrial uses; warehousing and storage uses; with the exception of mini-warehousing containing inside storage and industrial uses; except those which are located within and incidental to permitted uses; truck terminals; junkyard, including automobile wrecking and salvage; uses not specifically permitted, or uses not permitted upon approval as a special exception.

E. Dimensional Regulations:

All uses permitted in the C-2, Highway Service District shall comply with the following requirements except as provided in ARTICLE VI.

1. Minimum Lot Size: _____ 20,000 square feet.
- a.** Lot Dimensions for parcels located within the C-2 Zone where existing city public water and sewer mains are accessible on the subject property, direct access to existing major highway corridors, and land area exists to comply with zoning, subdivision, parking, stormwater, and site plan requirements may be reduced in size to 15,000 sq. ft. provided that the Regional Planning Commission and all appropriate City Departments shall have approved the proposed development plan. **(Added by Ordinance 378, February 8, 2011)**