

SECTION 23 C-4 OPEN DISPLAY COMMERCIAL DISTRICT

(a) *Purpose and Intent.* This district is intended for business uses which provide essential commercial services and support activities and may have higher environmental impacts in terms of noise, dust, glare, etc which make them incompatible with the office or retail character of the other business districts. This district is intended for on-site production of handcrafted items in conjunction with retail sales. This district is also intended for businesses that combine wholesale and retail sales and that conduct extensive outdoor activities. This district is intended to function as a transition between industrial development and commercial development.

(b) *Permitted and Conditional Uses*

PERMITTED USES

Advertising Agency
Appliance/Equipment Repair
Armored Car Carrier
Artist's Studio
ATM Machines
Auction House
Auditorium
Auto Auction
Auto Parks & Supplies
Bait Shop
Bakery Shop
Bar, Lounge or Tavern
Barber or Beauty Shop
Bed & Breakfast
Bicycle Shop
Billiard & Pool Parlor
Bindery
Boat Sales & Service
Book/Stationery Store
Broadcast Studio
Building Materials, General
Bus Station
Business Office (General)
Business Trades, i.e., plumbing, heating
& air conditioning
Cabinet or Woodwork Shop
Camera Shop
Car Wash
Carpet Sales
Catalog Sales

CONDITIONAL USES

Animal Boarding Kennel
Animal Pound
Campground
Club or Lodge w/ Alcohol
College Housing
Convenience Store w/ Gas
Gas, Bottled
Golf Course
Heliport
Junk or Salvage Yard
Laboratory
Motor Freight Terminal
Moving & Storage
Nursing or Convalescent Home
School, Public or Denominational
Self-Service Storage
Skate Park, indoor or outdoor
Small Animal Kennel/Boarding
Veterinarians with Boarding

Catering Service
Cemetery & Accessory Uses
China Shop
Church
City or County Jail
Clinic (Medical, Dental or Optical)
Community Center
Cosmetic Sales
Costume Rental
Dance Studio
Data Processing Machine Sales & Service
Day Care Center
Dental Supplies
Drapery Shop
Drug Store w/ Drive-Thru
Dry Cleaner/Laundromat
Electrical & Gas Appliances
Engraver
Entertainment, Indoor
Entertainment, Outdoor
Farm Equipment & Supplies
Financial Institution
Fire Station
Fitness/Health Spa
Florist Shop
Food Specialty Store
Frozen Food Locker
Furniture Repair
Garden Supplies
General Merchandise Store
Go-Cart Track
Golf Range
Governmental Services
Grocery Store
Group Homes, transient
Gunsmith
Gymnasium, Public
Health Food Store
Hearing Aids
Hospital
Hotel or Motel
Interior Decorating
Jail
Jewelry Store or Repair
Key Shop
Landscape/Nursery Services

Laundromat, Public
Leather Goods & Luggage
Library, Museum, etc.
Linen Supply & Industrial Laundry
Locksmith
Lumber Yard, w/ or w/o Sales
Medical Sales & Service
Miniature Golf
Mobile Home Sales
Mortuary or Funeral Home
Music Instruments
News & Magazine Stands
Office Furnishing
Paint & Wallpaper Store
Park, Public
Parking, Lot/Garage
Pawn Shop
Pest Control
Pet Store
Photography Studio
Picture Framing
Planetarium
Print Shop
Reservoir, Wet or Dry Detention
Restaurant
Retail Sales, general (see conditional uses)
Roofing, Sales & Repair
Sales Office, General
School, Private or Special Ed.
School, Trade or Vocational
Seasonal Sales
Second-Hand Store
Sewing Shop, Custom
Shoe Repair
Shoe Store
Sign Painting
Swimming Pool, Water Park
Taxidermist
Tennis Courts, Commercial
Trailer-Camping, Sales
Travel Agency
Trucking Establishments
Utility Facilities
Vehicle Rental
Vehicle Sales & Service
Vending Machines, Sales & Service

Watch Repair
Water Treatment Storage Facility
Watershed Conservation/Flood Control

(c) *Use Limitations*

- A. No motor vehicle repair or maintenance work shall take place outdoors within two-hundred (200) feet of the boundary of any residential district.
- B. All sales, display or outdoor storage areas that would be routinely disturbed because of the nature of the activity being conducted or because of vehicular traffic, except those areas of nurseries and garden centers where living plants are located, shall be paved with a solid type surface.
- C. No vibration, glare or heat shall be detectable at the district boundary line.
- D. All uses shall operate in accordance with the noise standards contained in the Rogers Noise Ordinance.

(d) *Bulk and Intensity of Use Regulations*

- A. Maximum structure height: Eighty-five (85) feet.
- B. Minimum yard requirements:
 - 1. Front yard: Sixty-five (65) feet.
 - 2. Interior side yard: Fifteen (15) feet
 - 3. Exterior side yard: Forty-five (45) feet.
 - 4. Rear yard: Fifteen (15) feet
- C. Maximum building coverage (including accessory buildings): Forty (40) percent

(e) *Open Space Requirements*

- A. Minimum open space: Not less than twenty (20) percent of the gross site area shall be devoted to open space including required yards and bufferyards unless modified by the Rogers Planning Commission. Open space shall not include areas covered by buildings, structures, parking, storage, loading and other paved areas and internal streets or areas containing plants for display and sale. Open space shall contain living ground cover and other landscaping materials.

- B. Maximum impervious area: The combined area occupied by all main and accessory buildings or structures, parking, loading and other paved areas and any other surfaces which reduce and prevent absorption of storm water shall not exceed eighty (80) percent of the total area unless modified by the Rogers Planning Commission.

(f) *Design Requirements*

- A. A site plan, meeting the requirements of the Rogers Large Scale Development Ordinance, shall be submitted and approved.
- B. A landscape plan, meeting the requirements of the Rogers Large Scale Development Ordinance, shall be submitted and approved.
- C. All off-street parking and vehicular use areas shall be screened from all residential uses.
- D. Refuse storage areas shall be screened from view.
- E. Mechanical and electrical equipment, including air conditioning units shall be screened from view.
- F. Lighting shall be designed to reflect away from any adjacent residential areas.

(g) *Bufferyard Requirement.* Whenever any development in the C-4 District is located adjacent to a different zoning district, screening and a bufferyard shall be provided as required by the Rogers Planning Commission.

(h) *Off Street Parking*

RESIDENTIAL

Single-Family Dwelling

2 spaces per dwelling unit.

Hotels and Motels

1 space is required per guestroom. For developments larger than twenty (20) rooms, eleven (11) parking spaces must be provided for each ten rooms or fraction thereof for employees and non-guest users patronizing meeting rooms, and other facilities, but not including restaurants.

OFFICE AND INSTITUTIONAL USES

Hospitals, Sanitariums, Convalescent Homes
(and similar uses or establishments)

1 space for each bed.

Auditoriums, Arenas, Theatres (and similar
Places of public assembly)

1 space for each four (4) seats.

Church Sanctuary

1 space for each four (4) seats based on maximum seating capacity in the principal assembly room; provided, however, that churches may establish joint parking facilities no to exceed fifty percent (50%) of the required spaces, with businesses, institutions and agencies that do not have a time conflict in parking demand.

Lodge Halls, Exhibition Halls, Clubs (and
area
similar places of public assembly)

1 space per 200 sq. ft. of net floor

Nursery, Kindergarten and Day-Care Centers

1 space per 500 sq. ft. of net floor area and one (1) space per employee. Loading and unloading spaces shall be required at a rate of one (1) for each ten (10) children accommodated.

Elementary School (grades 1-6)

1 space per classroom. Stacking space for drop-off and pick-up shall be required on the site.

Junior High School (grades 7-9)

4 spaces per classroom. Stacking spaces for buses and automobiles shall be required on the site.

Senior High School (grades 10-12)

1 space for every five (5) full-time students plus 1.5 spaces per classroom.

Business and Professional Office (and similar
area. For use or establishment)
ten thousand (10,000)
above parking requirement shall

1 space per 300 sq. ft. of net floor
structures larger than
sq. ft., the

be provided and the following percentage shall be taken of the remaining net floor area:

10,001-20,000 sq. ft. – 95% of requirement

20,001-30,000 sq. ft. – 90% of requirement

30,001-40,000 sq. ft. – 85% of requirement

40,001 sq. ft. and up – 80% of requirement

COMMERCIAL USES

General Business and Retail Sales (except as area up to

otherwise provided herein)
the above

1 space per 250 sq. ft. of net floor

ten thousand (10,000) sq. ft.,

parking requirement shall be proved and the following percentage shall be taken off the remaining net floor area:

10,001-20,000 sq. ft. – 95% of requirement

20,001-30,000 sq. ft. – 90% of requirement

30,001-40,000 sq. ft. – 85% of requirement

40,001 sq. ft. and up – 80% of requirement

Bowling Alleys

6 spaces for each lane.

Restaurants (and similar establishments serving food and beverages) occupancy

1 space per each four (4) occupants at the maximum permitted

allowed under building code and 1 space per employee based on the largest shift.

Drive-Through Commercial Facilities

In addition to the other parking space requirements, holding or stacking spaces for each service window. Each stacking space shall be no less than ten (10) feet wide by twenty (20) feet long.

Food Stores, Supermarkets and Convenience Type Grocery Stores reduction	1 space for each 200 sq. ft. of net building area; or use the permitted under General Business and Retail Sales.
Personal Service Establishments (Barber, space per Beauty Shops and similar uses)	1 space per each employee plus 1 each station.
Automotive Services (Service Stations, sq. ft. of Garages, Automobile Washing Facilities and similar uses)	5 spaces plus 1 space for each 200 net building area.

(i) *Loading Space Standards*

FLOOR AREA (sq. ft.)	LOADING SPACES REQUIRED
5,000 – 25,000	1
25,000 – 40,000	2
40,000 – 100,000	3
100,000 – 160,000	4
160,000 – 240,000	5
240,000 – 320,000	6
For each additional 90,000	1 added space

(j) *Permitted Signs*

- A. Freestanding – 1 per lot not to exceed 200 square feet in area and 35 feet in height with a bottom-of-sign-to-ground clearance of 6 feet.
- B. Wall – 1 per establishment not to exceed 30 square feet in area with a maximum projection from the wall of 10 inches.

Temporary Real Estate – 1 per lot or 1 per 300 feet of street frontage not to exceed 18 square feet in area and 6 feet in height.